

AVAILABLE TO LET

Light Industrial / Warehouse Unit With Parking And Mezzanine Floor

Unit A2, Commerce Way, Whitehall Ind.
Estate, Colchester, Essex, CO2 8HH

RENT

£57,500
per annum

AVAILABLE AREA

5,377 sq ft
[504.1 sq m]

IN BRIEF

- » Ready For Immediate Occupation
- » Large Warehouse Area - Approx. 7.9m Apex Height
- » Two Large Loading Doors (4m wide x 4.9m high)
- » Mezzanine Floor and WC facilities
- » Established Business Location

LOCATION

The property is prominently located on the corner of Grange Way and Commerce Way, within the popular Whitehall Industrial Estate, approximately two miles to the South of Colchester City Centre. Good access is available to the inner ring road system which links directly to the A12 / A120, providing easy access to the East Coast ports of Harwich and Felixstowe and Stansted Airport.

DESCRIPTION

The premises comprise a semi detached unit of concrete portal frame construction with part brick and block elevations beneath a pitched roof incorporating translucent roof lights. The warehouse offers an eaves height of approx. 4.1m (underside of the frame), rising to 6.0m (underside of the roof), with an apex height of approx. 7.9m.

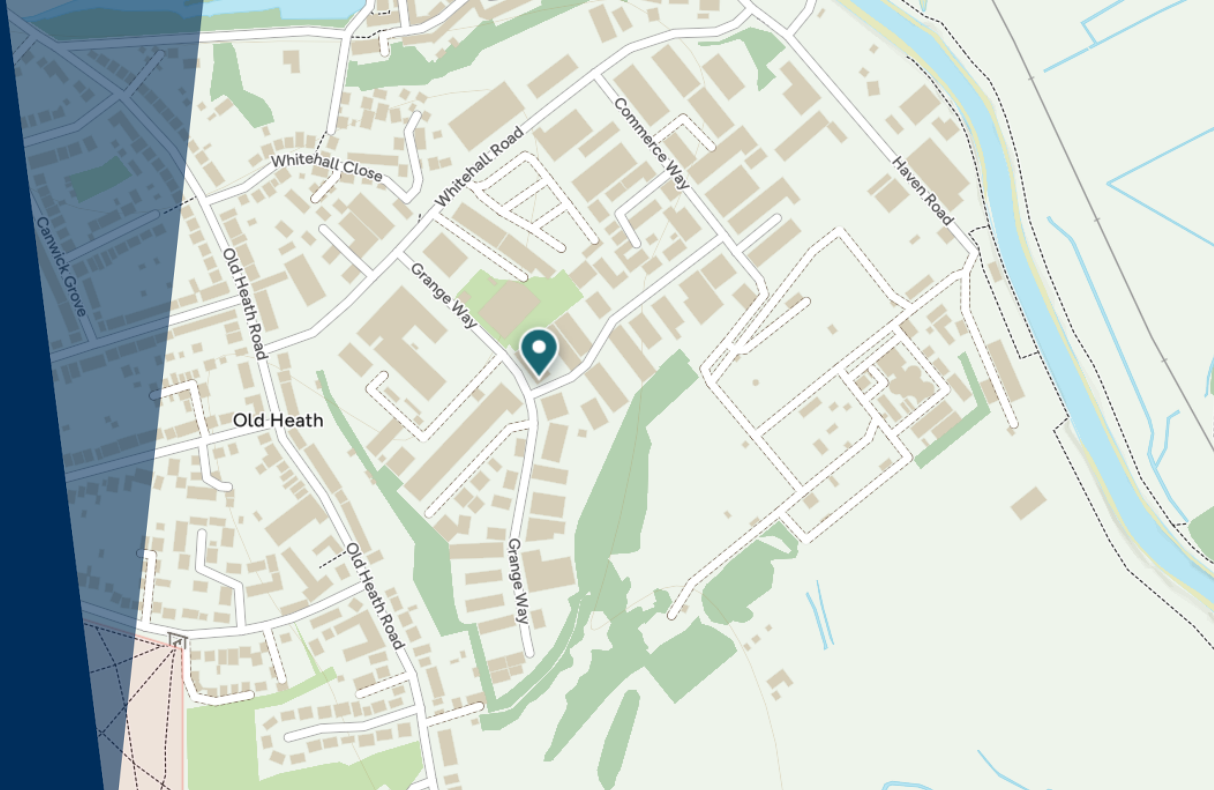
The warehouse is accessed via two large roller shutter loading doors (approx. 4.0m wide by 4.9m high) and benefits from a mezzanine floor, high bay lighting, three-phase power supply, and WC facilities. Access is also provided via two personnel doors with further access to the WC facilities.

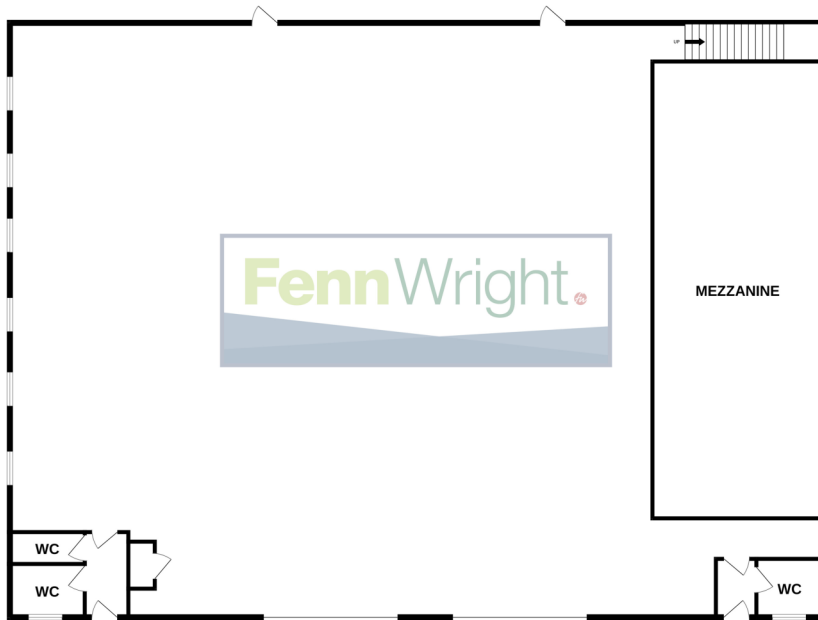
Externally, the unit benefits from a self-contained forecourt, providing space for loading/unloading and circa 10 car parking spaces.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Warehouse: 4,645 sq ft [431.6 sq m] approx.
- » Mezzanine: 732 sq ft [68.0 sq m] approx.
- » Total: 5,377sq ft [504.1 sq m] approx.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £57,500 per annum plus VAT.

SERVICE CHARGE

A service charge will be applicable to cover costs of communal area maintenance/repairs, landscaping & pest control.

Approximate cost for the current year is £1,357.75 plus VAT, payable on account.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £33,000.

Therefore estimated rates payable of approximately £16,470 for the current year.

Interested parties are advised to make their own enquiries.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

For the current year the approximate cost is £TBC plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class B (49) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

VAT

VAT will be applicable on the rent and service charge. All rents and prices are exclusive of VAT under the Finance act 1989.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

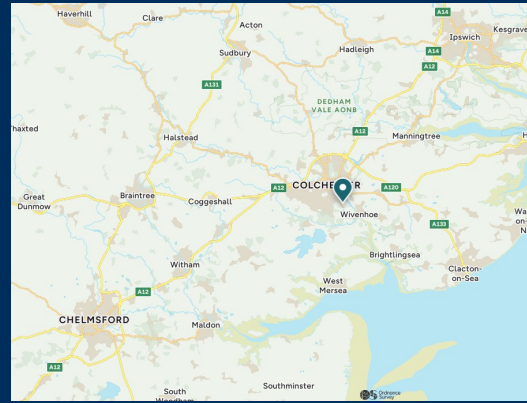
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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Particulars created 21 August 2025

