



AVAILABLE FOR SALE FREEHOLD

Well Presented Business Premises With Gated Side Yard

9 Peartree Business Centre, Peartree Road,
Stanway, Colchester, CO3 0JN

SALE

£275,000
plus VAT

AVAILABLE AREA

1,271 sq ft
[118.1 sq m]

IN BRIEF

- » Industrial / Warehouse Unit
- » Open Plan Warehouse Accommodation
- » Ancillary First Floor Mezzanine Store
- » On Site Car Parking Spaces
- » Full Height Loading Shutter Door

LOCATION

The unit is situated on the well-established Peartree Business Centre, positioned to the west of Colchester City Centre. The estate is home to a range of established retail, trade counter and business occupiers, and benefits from excellent road connectivity, providing easy access to the A12 dual carriageway, Colchester City Centre and the wider regional road network.

DESCRIPTION

The property comprises a detached industrial/warehouse unit with windows and a personnel entrance to the front elevation, together with a full-height loading door (approximately 3.8m wide) to the side elevation.

Internally, the accommodation provides a predominantly open-plan warehouse with an approximate eaves height of 3m, together with two office rooms, an ancillary mezzanine storage area, a kitchenette and WC facilities. The unit benefits from lighting and power.

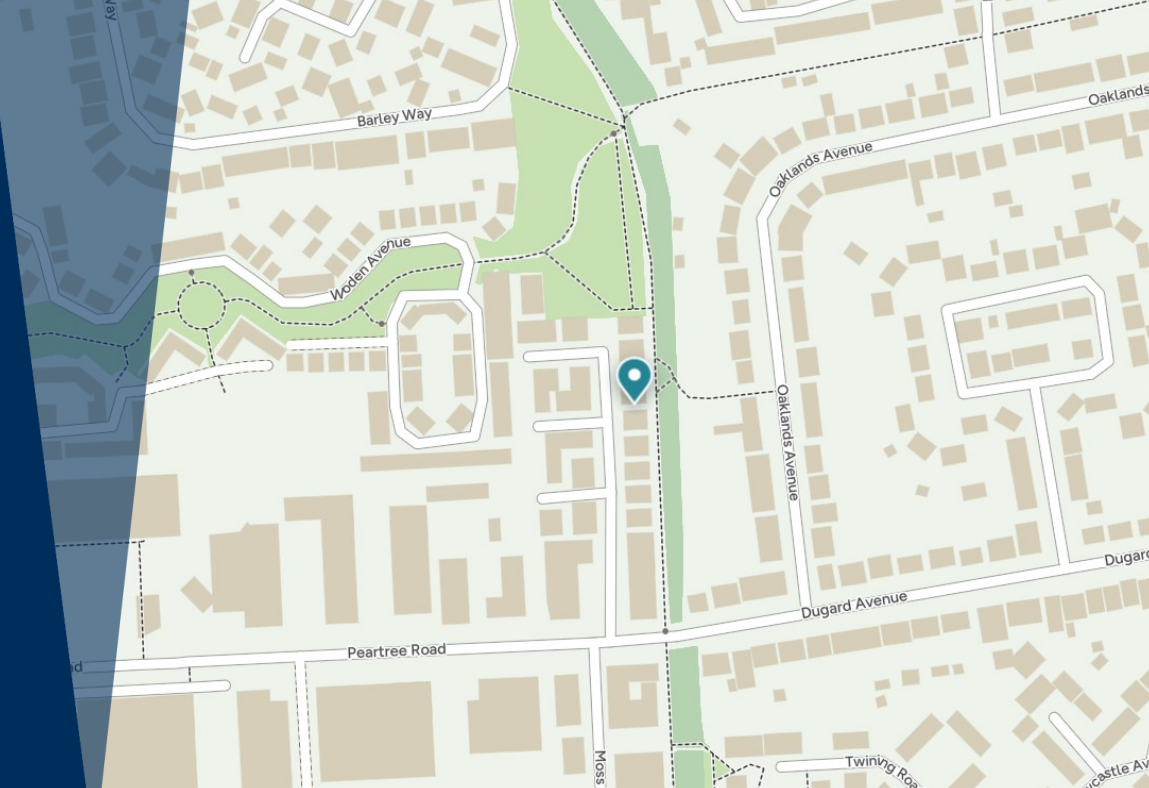
The property has recently been redecorated throughout and is presented in a refurbished condition.

Externally, the unit benefits from on-site parking to the front for approximately three vehicles, together with a self-contained secure yard to the side, enclosed by double galvanised gates.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- | | | |
|------------------------------|-------------|-----------------------|
| » Ground Floor: | 1,148 sq ft | [106.65 sq m] approx. |
| » Ancillary Mezzanine Store: | 123 sq ft | [11.43 sq m] approx. |
| » TOTAL: | 1,271 sq ft | [118.08 sq m] approx. |





TERMS

The premises are available For Sale Freehold at £275,000 plus VAT.

SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and roadways.

The approx. cost for the current year is £704.34 plus VAT.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £17,250.

Therefore estimated rates payable of approximately £7,455.

We recommend all parties make their own direct enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE [EPC]

A full copy of the EPC assessment and recommendation report will be available from our office upon request.

VAT

The property is elected to VAT. Prospective buyers should therefore be aware that VAT will be payable at the prevailing rate on the rent and service charge.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

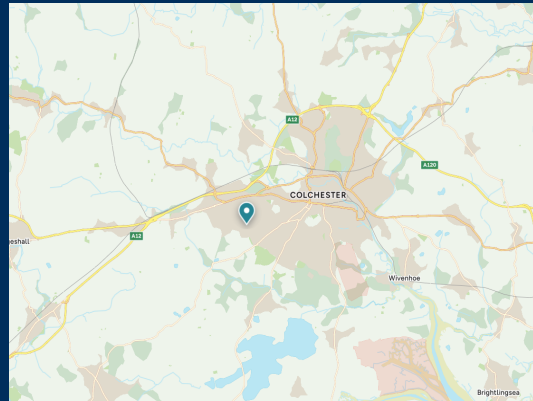
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Particulars created 10 August 2026

Fenn Wright

