NEWMAN
COMMERCIAL PROPERTY CONSULTANTS
Part of the Fenn Wright group

2 Edward Park, Grange Way, Whitehall Industrial Estate, Colchester, Essex, CO2 8FZ

3,080 sq ft (286.1 m²) **TO LET AT £25,000 PA**

A Very Well Presented, Detached Light Industrial / Warehouse Unit

- Large Loading Door
- 4.8m Eaves / 6.2m Pitch Height
- Good Quality Offices
- Tea Point & Toilets
- Eight Car Parking Spaces

882 The Crescent, Colchester Business Park, Colchester, Essex, CO4 9YQ t: **01206 85 45 45** w: **www.newmancommercial.co.uk**

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LOCATION
Edward Park is situated on the ever popular Whitehall Industrial Estate approximately three miles to the East of Colchester town 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 are of steel portal frame construction with part brick, part profile steel clad elevations, with UPVC double glazed windows, under and a pitched and insulated roof incorporating translucent roof lights. Approx. 4.8m eaves and 6.2m pitch height.

A personal door provides access to an impressive entrance hall which leads to a reception / office area, a door to the warehouse, male/female and accessible W/C's and stairs to the first floor offices. The offices feature florescent lighting, intruder alarm, gas central heating (not tested) and electrical sockets.

The warehouse benefits from a loading door (approx. 3m wide by 4m high), three phase power, fire alarm (and emergency lighting), and high bay lighting.

To the front of the premises is a forecourt providing eight car parking spaces and loading / unloading facilities.

ACCOMMODATION
(Approximate gross internal measurements)

		Sq. Ft	m²
Warehouse	Approx.	1,900 sq ft	176.6 m²
Ground Floor Facilities	Approx.	490 sq ft	45.5 m²
First Floor Offices	Approx.	690 sq ft	64.0 m²
Total	**Approx.**	**3,080 sq ft**	**286.1 m²**

TERMS
The premises are available to let on a new full repairing lease, length and terms to be agreed, at a rent of £25,000 per annum, exclusive of rates and VAT.

SERVICE CHARGE
There will be a service charge provision within the lease to cover; maintenance the communal areas and car park.

BUSINESS RATES
We are informed that the rateable value is £16,750. We estimate that the rates payable are likely to be in the region of £8,040 per annum.

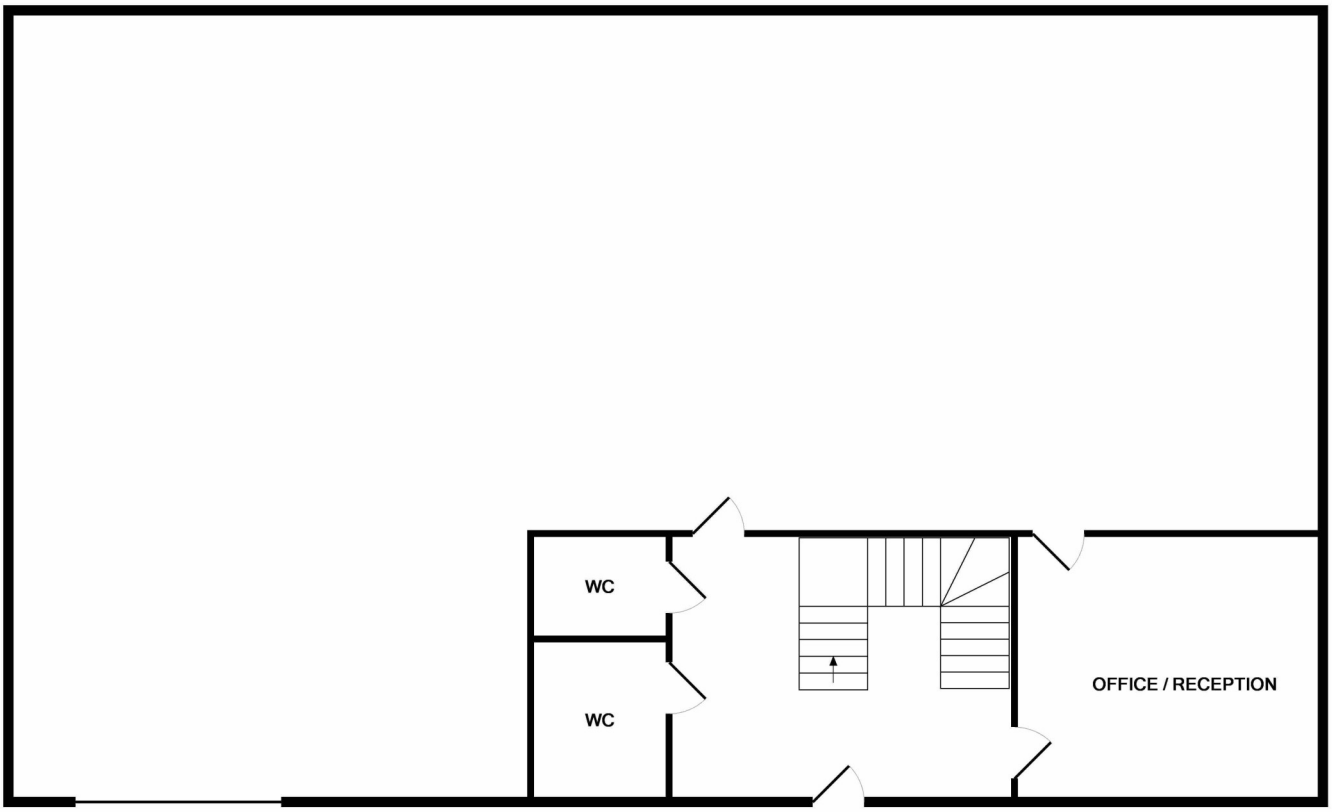
Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

ENERGY PERFORMANCE CERTIFICATE (EPC)
We have been advised that the premises falls within class B (40) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT
All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

VIEWING
Strictly by appointment via sole letting agents:

Newman Commercial
Tel: 01206 85 45 45
Email: **mail@newmancommercial.co.uk**



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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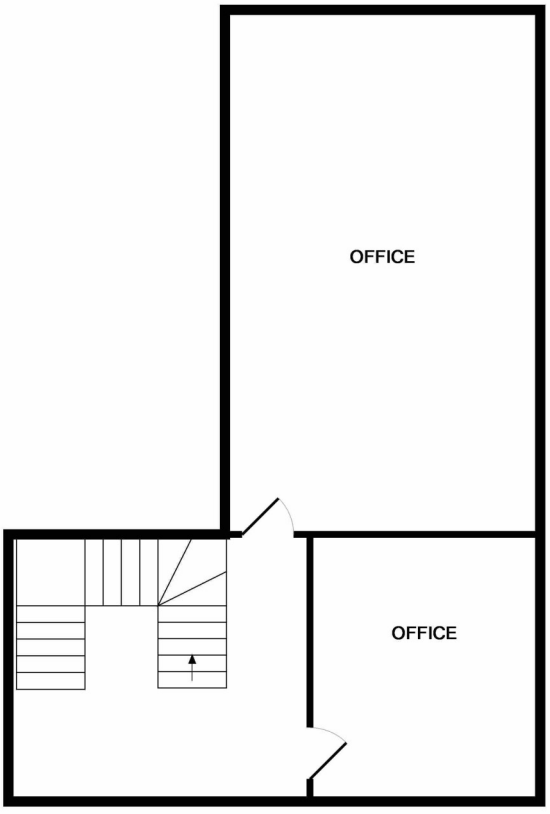
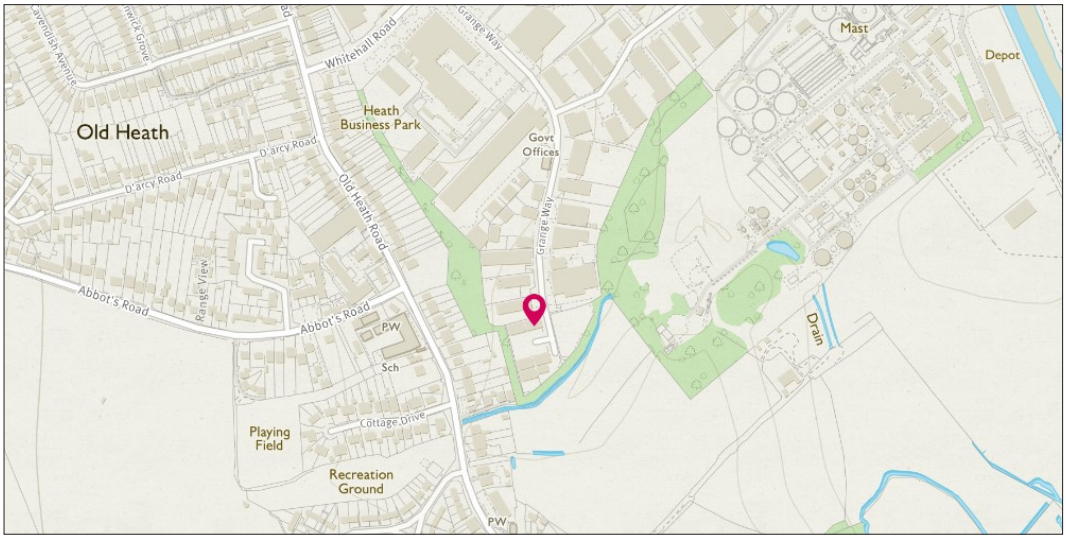
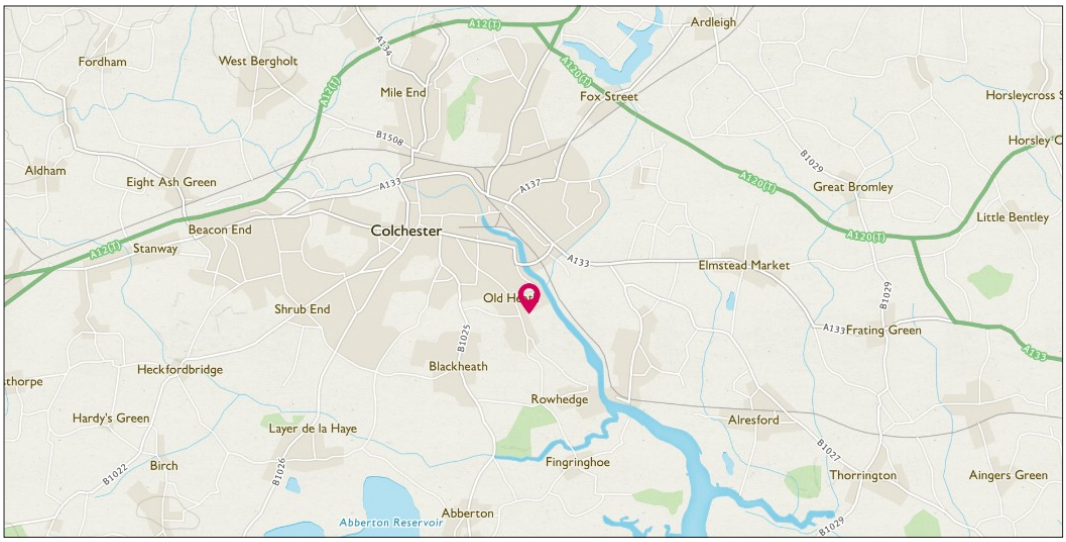


1ST FLOOR





For further information

01206 85 45 45

newmancommercial.co.uk

Newman Commercial / Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.

ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

iii. The vendor or lessor does not make or give, and neither Newman Commercial / Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.

iv. All statements contained in these particulars as to this property are made without responsibility on the part of Newman Commercial / Fenn Wright or the vendor/lessor.

v. All quoting terms may be subject to VAT at the prevailing rate from time to time.

vi. Newman Commercial / Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Details updated; 05.02.19

The Property Ombudsman

2 Edward Park, Grange Way, Whitehall Industrial Estate, Colchester, Essex, CO2 8FZ

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PAI Commercial Property Network