



AVAILABLE TO LET - UNDERGOING REFURBISHMENT

Substantial Warehouse Premises with First Floor Offices and Generous Forecourt

Unit 2, Hythe Quay,
Colchester, Essex, CO2 8JB

RENT

£75,000
per annum (plus VAT)

AVAILABLE AREA

13,406 sq ft
[1,245.5 sq m]

IN BRIEF

- » Undergoing Refurbishment - Available May 2026
- » Three Separate Ground Floor Warehouse Areas
- » Ground Floor Offices, Reception & W/C Facilities
- » Full First Floor Office / Storage Areas

LOCATION

The unit is located on Hythe Quay, close to Colchester's City Centre and also the nearby popular Whitehall Industrial Estate. Good access is available to the inner ring road systems which in turn lead to the A12 and A120 (approx. 4.5 miles), providing direct links to the M25, Stansted Airport and the east coast ports of Harwich and Felixstowe.

DESCRIPTION

The unit is comprised of a three terraced ground floor warehouse / workshop areas (minimum eaves heights ranging from approx. 2.9m to 3.3m, with apex heights ranging from 4.5m to 4.8m). Each unit benefits from a roller shutter door with integrated personnel door. The warehouse / workshop areas benefit from LED strip lighting and 3-phase power supply.

For the end-terraced unit, an interconnecting door leads into a ground floor / reception area (accessed externally via separate personnel door), which is currently undergoing refurbishment and benefits from office / meeting room space and W/C facilities.

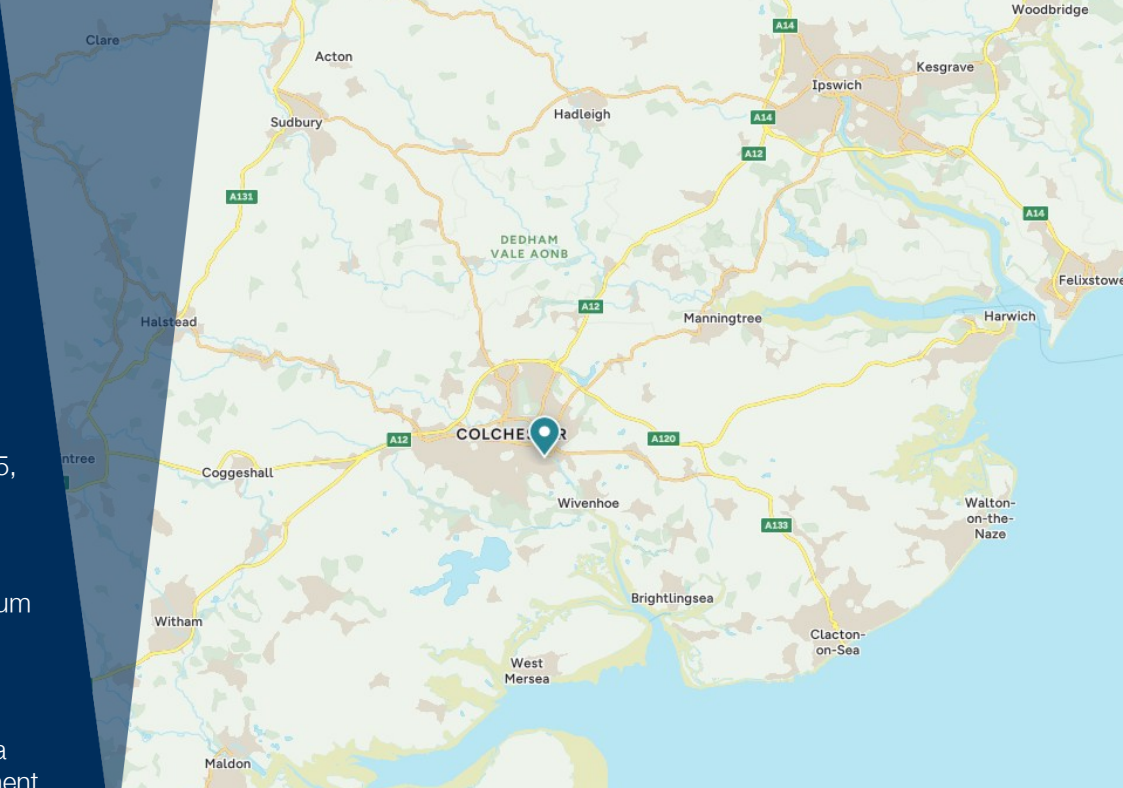
An internal staircase leads to the first floor, also currently undergoing refurbishment, and will provide office space (to benefit from carpeting and LED lighting), as well as a new tea point facility and ample storage space with natural light provided by windows throughout and translucent roof lights.

Externally, the unit benefits from ample forecourt space, allowing for parking and loading / unloading.

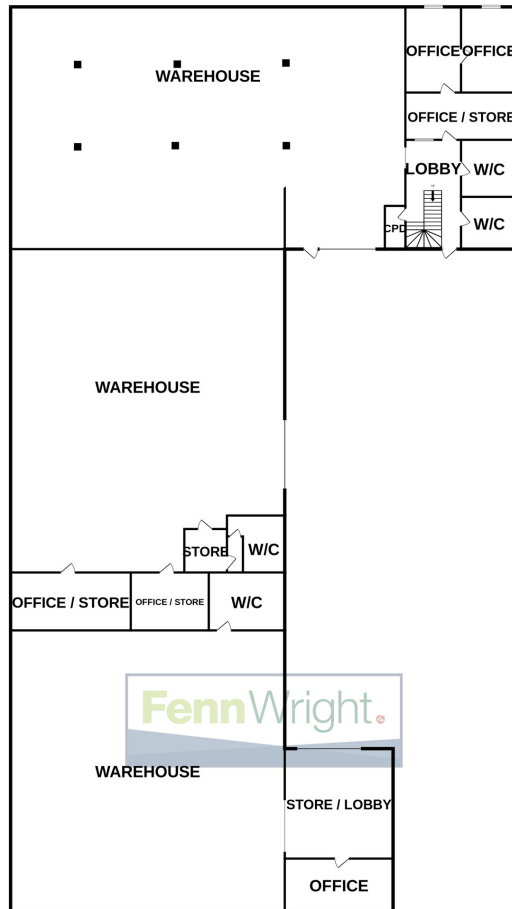
ACCOMMODATION

[Approximate Gross Internal Floor Areas]

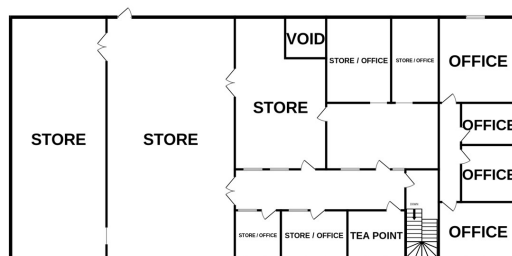
- » Unit 2A - GF Warehouse & Facilities: 2,557 sq ft [237.6 sq m] approx.
- » Unit 2B - GF Warehouse & Facilities: 3,310 sq ft [307.5 sq m] approx.
- » Unit 2C - GF Workshop & Facilities: 3,752 sq ft [348.6 sq m] approx.
- » Unit 2C - First Floor Offices / Stores: 3,787 sq ft [351.8 sq m] approx.
- » Total: 13,406 sq. ft [1,245.5 sq. m] approx.



GROUND FLOOR



1ST FLOOR



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 full repairing and insuring lease, with lease length and terms to be agreed (subject to a minimum unbroken lease term of five years) at a rent of £75,000 per annum (plus VAT).

SERVICE CHARGE

A provision for a service charge will be included within the lease to cover the costs of repairs and maintenance to the communal roadway, which will be chargeable on an ad hoc basis. VAT will be applicable.

BUSINESS RATES

We are advised that the premises currently has four separate business rating assessments:

Unit 2A Hythe Quay: RV £15,250

Unit 2B Hythe Quay: RV £18,500

Unit 2C Hythe Quay: RV £17,000

1st Flr Unit 2 Hythe Quay: RV £12,250

Combined RV therefore approx. £63,000. We therefore estimate rates payable are likely to be in the region of £30,240 per annum. We recommend all parties make their own direct enquiries with the local rating authority to confirm their liabilities in this regard.

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 E (115) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

VAT

We are advised that VAT will be applicable.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

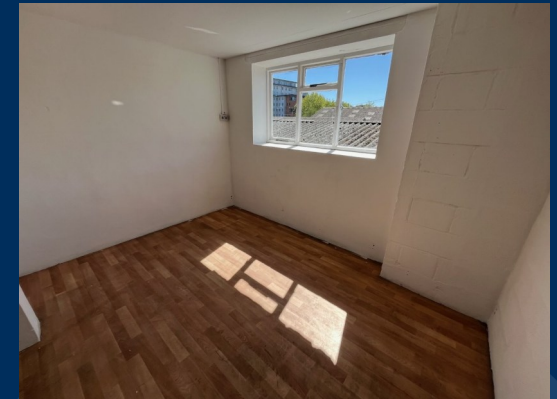
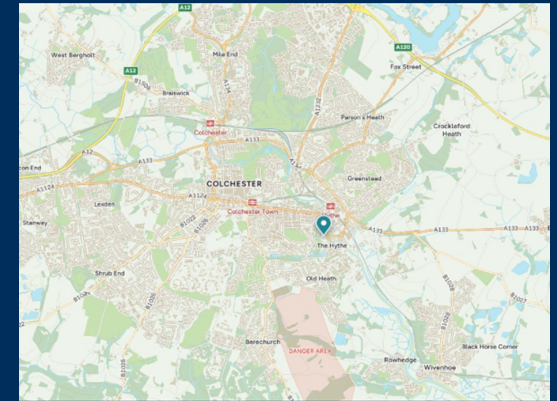
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VIEWINGS STRICTLY BY APPOINTMENT
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Particulars created 07 August 2026

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