

TO LET - 2,234 sq ft - £2,292 pcm - Colchester, Essex, CO2 8JB



020 8252 8000 Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

LOCATION

The property is located on King Edward Quay, close to Whitehall Industrial Estate, approximately three miles to the East 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.

KEY FEATURES

- Steel portal frame with part brick / part steel-clad elevations and roof lights
- Warehouse eaves approx. 4.65m (ridge/pitch approx. 6.15m)
- Manual roller shutter door (approx. 4.0m high x 3.0m wide) plus separate personnel door
- Front glazed access to trade counter/office, with kitchen + WC and internal warehouse access
- First floor offices: open-plan office+separate office/meeting room (also accessible from warehouse)
- External parking for 4 cars plus loading/unloading space



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TERMS The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, a rent of £27,500 per annum plus VAT. We are advised that VAT is applicable.

SERVICE CHARGE A service charge is applicable to cover; maintenance of the estate communal areas and landscaping. The approx. cost for the current year £1,810.82 per annum plus VAT.

BUILDINGS INSURANCE The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. The approx. cost for the current year is £361.71 plus VAT.

BUSINESS RATES We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £11,250. For rateable values below £12,000, 100% small business rate relief may be available, subject to eligibility. We recommend all parties make their own direct enquiries with the local rating authority.

LEGAL COSTS Prior to the instruction of solicitors, the tenant will be required to pay a non-refundable administration fee of £750 plus VAT. Each party will otherwise bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE class D (82)

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