



## Industrial Unit | TO LET

21 Grange Way Business Park, Grange Way, Colchester, Essex, CO2 8HF 3,875 sq ft | 360 sq m (approx.)

- CG Large warehouse area with ground floor & first floor offices
- CG Recently refurbished – available asap
- CG Fenced & gated side yard for loading
- CG Established industrial location

**Coke Gearing**

CHARTERED SURVEYORS

### Location

The unit is situated on the popular Whitehall Industrial Estate which is located approx. two miles to the South of Colchester City Centre. Easy access is available to the inner ring road system leading directly to the A12 dual carriageway providing fast road links to Harwich and Stansted Airport via the A120 and Felixstowe via the A14

### Description

The premises are of steel portal frame construction with part brick, part profile steel clad elevations, with UPVC double glazed windows, under a pitched and insulated roof incorporating translucent roof lights.

A full height up and over door (approx. 3.4m wide x 4m high), and personnel door, on the side elevation provide access to the main industrial area, which has an eaves height of approx. 4.8m, a central apex height of approx. 6.2m fluorescent lighting, three phase power and a gas warm air heater (not tested).

A personnel door on the front elevation leads to an entrance lobby with two W/C's, with a second personnel door leading to an open plan office area with additional storage / meeting room, and a tea point. On the first floor there is a large open plan office area, with two additional offices / meeting rooms with LED lighting. Gas radiators provide heating with wall mounted heating / cooling units also present in part of the offices.

Externally, there is a self contained, fenced and gated, concreted yard area to the side / front and a forecourt providing ample loading / unloading facilities and on-site car parking.

### Accommodation

	Sq ft (approx.)	Sq m (approx.)
Warehouse	1,495	138.9
GF Offices / Facilities	1,196	111.1
FF Offices	1,184	110
<b>Total</b>	<b>3,875</b>	<b>360</b>





## Terms

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of **£48,500** per annum (plus VAT).

## Service Charge

A service charge is applicable to cover maintenance of the estate communal areas, landscaping and lighting. The approx. cost for the current year is £1,857 (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 £737 (plus VAT).

## Business Rates

We have been informed that the rateable value is £33,750. We therefore estimate that rates payable are likely to be in the region of £16,850 per annum.

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

## Anti-Money Laundering

In accordance with the latest Anti-Money Laundering legislation, the Tenant will be required to provide proof of identity and address to the letting agents prior to solicitors being instructed.

## Energy Performance Certificate (EPC)

We have been advised that the premises fall within class C – 69 of the energy performance assessment scale.

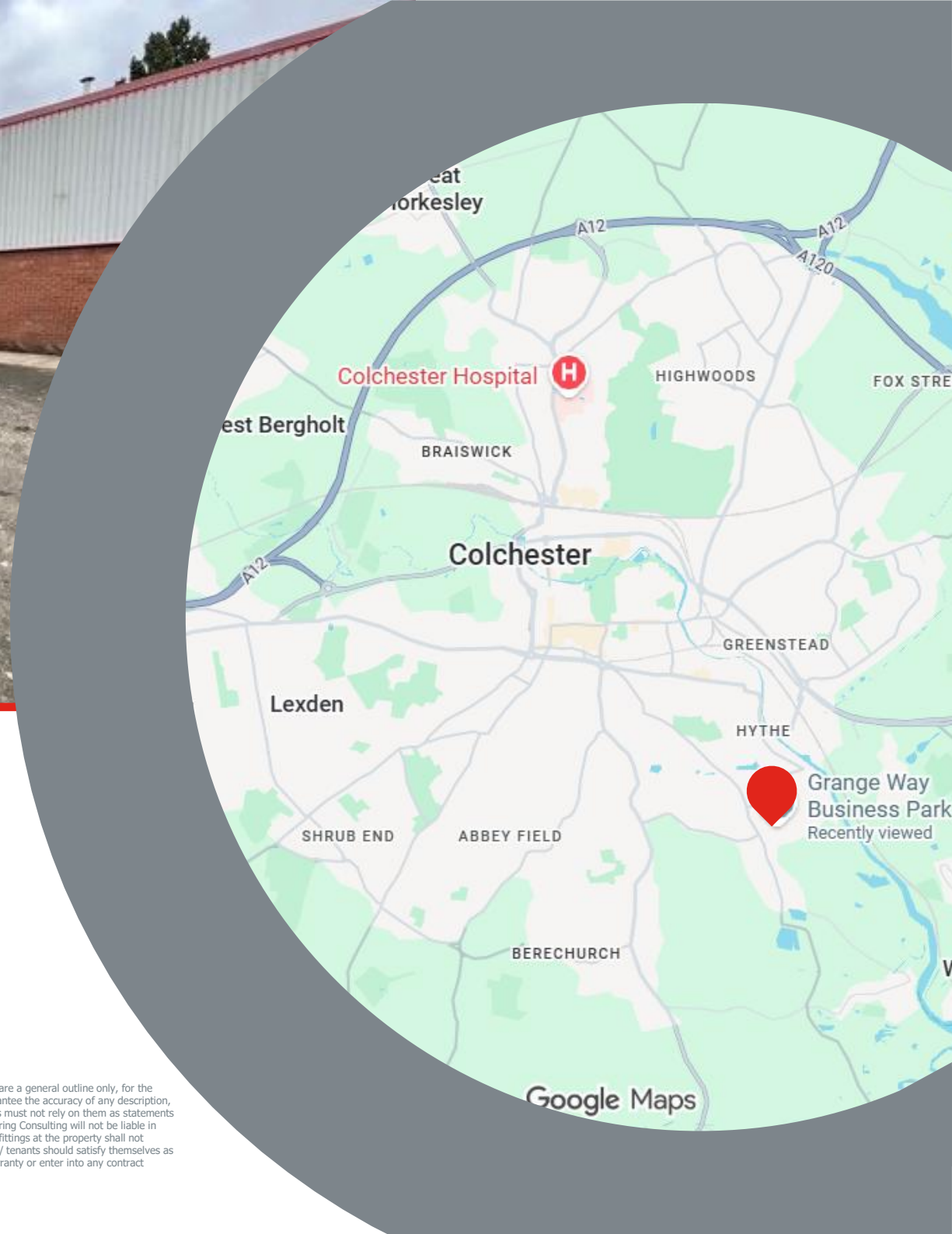
A full copy of the EPC assessment is available upon request.

## VAT

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

## Legal Costs

Prior to the instruction of solicitors, the Tenant will be required to pay a non-refundable administration fee of £750.00 plus VAT. Each party will otherwise bear their own legal costs involved with this transaction.



## Viewings

**Daniel Harness**

**T:** 01206 932 460

**M:** 07887 058 676

**E:** [daniel@cokegearing.co.uk](mailto:daniel@cokegearing.co.uk)

**Toby Pemberton**

**T:** 01206 932 460

**M:** 07947 530 597

**E:** [toby@cokegearing.co.uk](mailto:toby@cokegearing.co.uk)

**CokeGearing.co.uk**

# Coke Gearing

CHARTERED SURVEYORS

Disclaimer: Coke Gearing Consulting for themselves and for the vendors or lessors of this property for whom they act, give notice that: 1) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. 2) Coke Gearing Consulting cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representation and must satisfy themselves as to their accuracy. 3) Rents quoted in these particulars maybe subject to VAT addition. 4) Coke Gearing Consulting will not be liable in negligence or otherwise for any loss arising from the use of these particulars and 5) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/ tenants should satisfy themselves as to the fitness of such items for their requirements. 6) No employee of Coke Gearing Consulting has any authority to make or give any representation of warranty or enter into any contract whatever in relation to the property. Subject To Contract. Map data: Google Maps. 13 March 2025