



**AVAILABLE TO LET**

Light Industrial Unit With First Floor Offices

5 King Edward Quay,  
Colchester, Essex, CO2 8JB

**RENT**

**£29,500**  
per annum

**AVAILABLE AREA**

**2,520 sq ft**  
[234.1 sq m]

## IN BRIEF

- » Large Warehouse Area With Ground & First Floor Offices
- » Undergoing Refurbishment
- » Loading / Unloading Space
- » Ground Floor Tea Point & WC Facilities
- » On Site Car Parking Spaces

## 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 .

## DESCRIPTION

The unit is of steel portal frame construction, with part brick and part profile steel cladding under a pitched roof incorporating translucent roof lights. The warehouse has a minimum eaves height of approx. 4.7m (apex of approx. 5.8m).

Accessed via the shared yard area is a manual roller shutter door (approx. 4m height x 2.9m width) which provides access to the warehouse, with internal doors leading to an office / reception area, tea point and WC facilities. A staircase leads to the first floor which comprises two separate offices. The premises benefits from electricity, lighting and gas warm air blower (not tested).

There are two additional entrances on the front elevation (double fully glazed personnel doors , and single personnel door), plus an additional personnel door next to the shutter for access / exit.

Externally there is a shared concrete yard area providing parking and loading / unloading facilities.

## ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Ground Floor: 2,015 sq ft [187.2 sq m] approx.
- » First Floor: 505 sq ft [46.9 sq m] approx.
- » Total: 2,520 sq ft [234.1 sq m] approx.



GROUND 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.  
Made with Metaplan ©2024



### 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 £29,500 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 £593.50 per quarter plus VAT.

### BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £14,750.

For rateable values between £12,000 and £15,000 concessionary rates relief may be available, subject to eligibility.

We recommend interested parties make their own enquiries direct 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.

The approx. cost for the current year is £475 plus VAT.

### ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class E (110) 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. All rents and prices are exclusive of VAT under the Finance Act 1989.

### LEGAL COSTS

Prior to the instruction of solicitors, the tenant will be required to pay a non-refundable administration fee of £750 plus VAT.

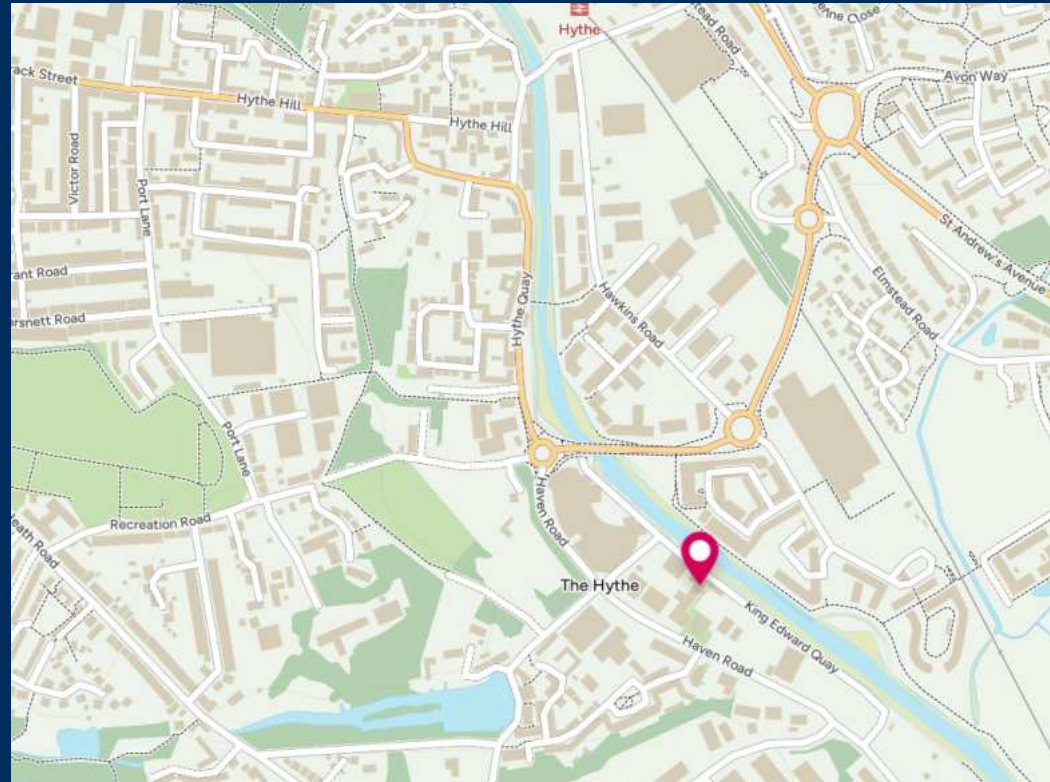
Each party will otherwise bear their own legal costs involved with this transaction.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

Fenn Wright  
882 The Crescent  
Colchester Business Park  
Colchester  
Essex CO4 9YQ

Contact:  
T: 01206 854545  
E: colchestercommercial@fennwright.co.uk

fennwright.co.uk  
01206 854545



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 Fenn Wright LLP 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 Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. 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.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created 07 January 2025

**Fenn Wright**

