



**AVAILABLE TO LET**

Trade Counter / Warehouse / Business Unit With Mezzanine Floor

17 Angora Business Park, Peartree Road,  
Colchester, Essex, CO3 0AB

**RENT**

**£33,500**

per annum

**AVAILABLE AREA**

**3,154 sq ft**

[293 sq m]

## IN BRIEF

- » Trade Counter / Warehouse / Business Premises
- » Neighbouring Occupiers Include Screwfix And Toolstation
- » Mezzanine Floor, Tea Point And Accessible WC Facilities
- » Four Allocated Car Parking Spaces Plus Visitor Spaces
- » Established Business Location

## LOCATION

Angora Business Park is a development of trade counter / industrial / retail units prominently located on the popular Peartree Road directly opposite the East of England Co-op Food Store and adjacent to Hatfield's Furniture store. The A12 trunk road is just 1 mile distant and Colchester city centre and main line railway station is approximately 3 miles to the east.

Other occupiers on site include; Halfords Garage Services, Screwfix, Toolstation and Angling Direct.

## DESCRIPTION

The premises are of steel portal frame construction under a pitched roof, incorporating translucent roof lights, with brick block / insulated clad elevations. The specification includes a large loading door (approx. 3.9m wide x 3.8m high), a glazed front elevation with a personnel entrance leading into an office / trade counter area, which in turn leads to another office / directors office and a large open-plan warehouse area.

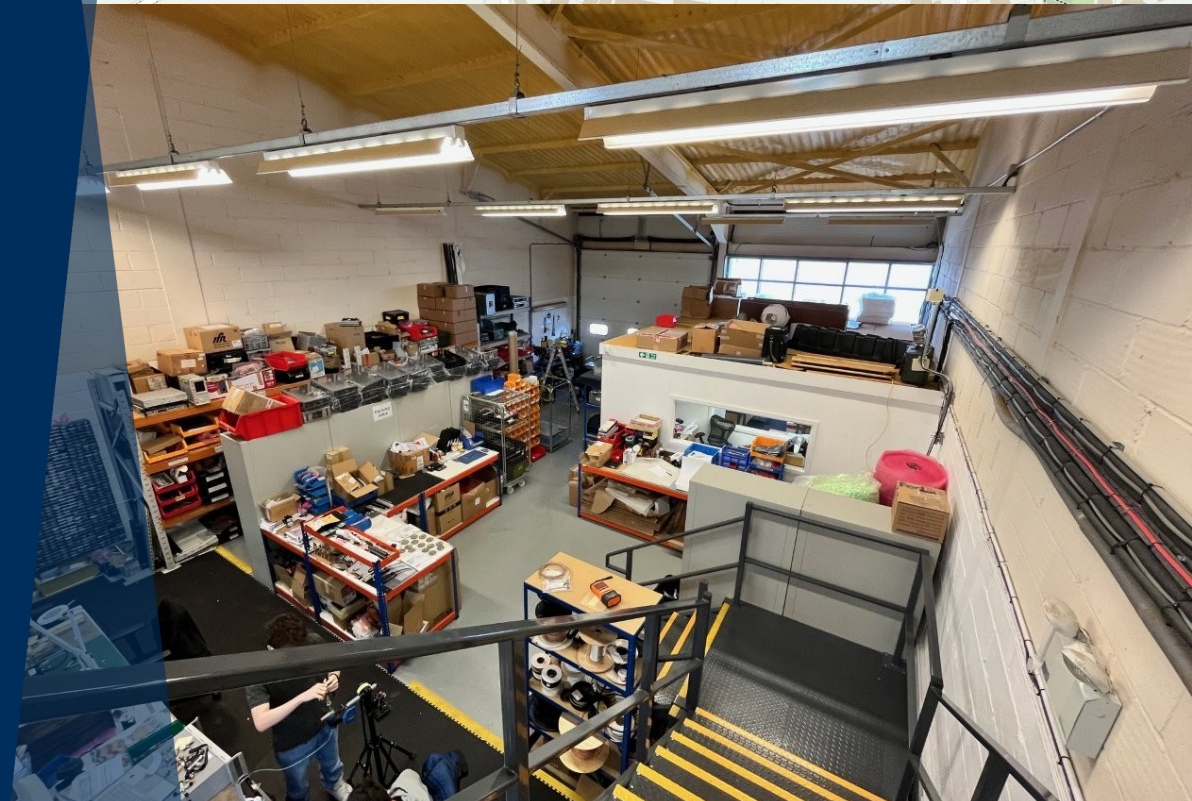
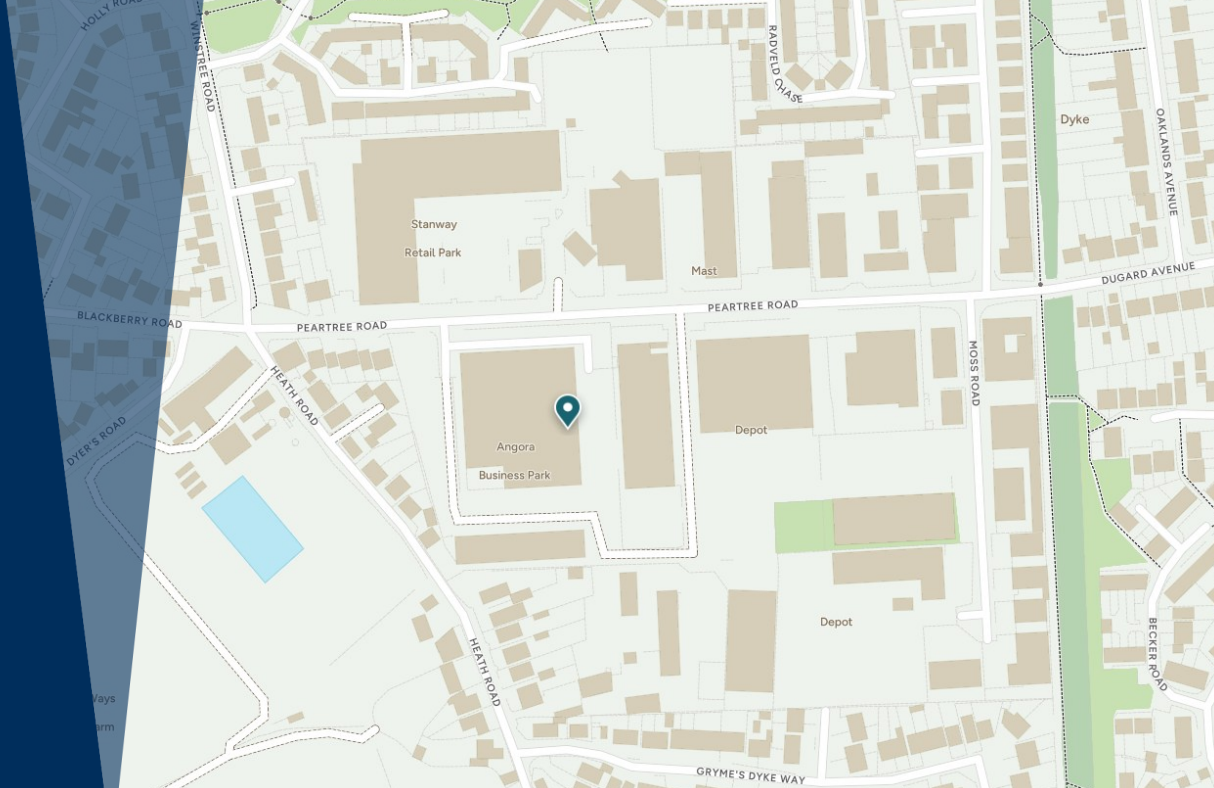
The Warehouse benefits from lighting, three phase power supply and a fire alarm system. Eaves height approx. 4.16m and apex height approx. 6.18m. The premises have also been fitted with a substantial mezzanine floor with heating cooling above and below, along with a tea point and WC facilities.

Externally, the property offers allocated parking for four cars, a forecourt area for loading and unloading, and ample unallocated visitor parking on-site.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Ground Floor: 2,201 sq ft [204.5 sq m] approx.
- » Mezzanine Floor: 953 sq ft [88.5 sq m] approx.
- » Total: 3,154 sq ft [293.0 sq m] approx.



## TERMS

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £33,500 per annum plus VAT.

Note: A new letting is subject to the simultaneous surrender of the existing lease.

## SERVICE CHARGE / BUILDINGS INSURANCE

A service charge is applicable to cover maintenance of the communal areas / car park, and landscaping, lighting and security (including CCTV). Approximate cost for the current year is £TBC plus VAT, payable on account.

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.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £17,500. (Rising to £25,500 from 1st April 2026). Therefore estimated rates payable of approximately £8,735 for the current year. Interested parties are advised to make their own enquiries.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class B (31) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

## VAT

VAT will be applicable on the rent and service. All rents and prices are exclusive of VAT under the Finance act 1989.

## PLANNING

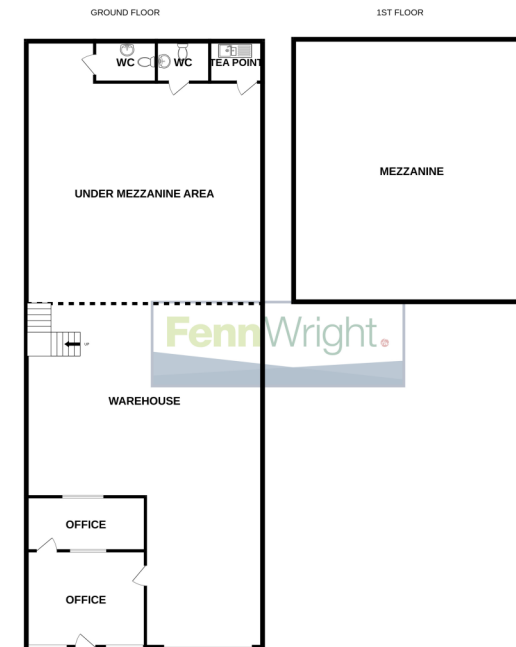
We are advised that the premises have planning consent for Use Class B1, B2 & B8. Permitted hours 07:00 - 20:00 weekdays & Saturdays, and 08:00 - 16:00 for Sundays and public holidays. Further information is available upon request.

## LEGAL COSTS

Each party will bear their own legal costs.

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, windows, rooms and any other details 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 contract, conditions and appliances shown have not been tested and no guarantee as to their quality or reliability can be given. Made with Metapex CAD.



VIEWINGS STRICTLY BY APPOINTMENT  
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Particulars created 01 December 2025

**Fenn Wright**

