



**AVAILABLE TO LET**

**Detached Business Premises With First Floor Offices**

**19 Grange Way Business Park, Grange Way  
Colchester, Essex, CO2 8HF**

**RENT**

**£38,000**  
per annum

**AVAILABLE AREA**

**3,017 sq ft**  
[280.3 sq m]

## IN BRIEF

- » Large Open Plan Warehouse With Ground & First Floor Offices
- » Undergoing Refurbishment - Available July 2025
- » Fenced & Gated Side Yard
- » Kitchenette & W/C Facilities
- » Forecourt For Loading / Unloading & Parking
- » Established Business Location

## 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. The warehouse has a minimum eaves height of approx. 4.9m (apex height approx. 6.1m.)

A personnel door provides access to a reception / trade counter area, with W/C Facilities, and a further internal door leads to the warehouse area. A staircase leads to the first floor offices, with a kitchenette / staff room area. There is a separate office on the ground floor which can be accessed through the warehouse. The warehouse benefits from a roller shutter door (approx. 2.9m wide by 6.9m high), a personnel door, three-phase power supply, gas heater (not tested), and fluorescent tube lighting.

To the front of the premises there is a forecourt area providing car parking, loading / unloading facilities. There is also a fenced and gated side yard.

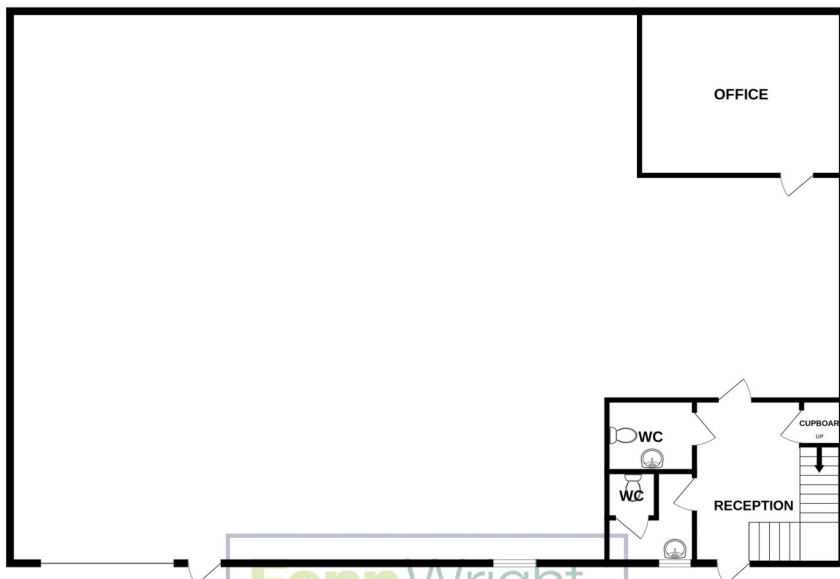
## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

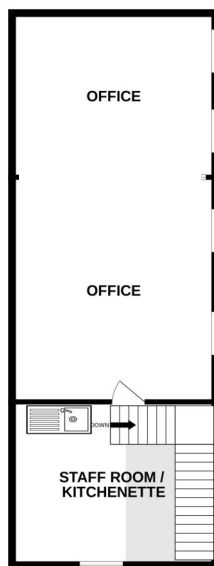
- » Ground Floor: 2,437 sq ft [226.40 sq m] approx.
- » First Floor: 580 sq ft [53.88 sq m] approx.
- » Total: 3,017 sq ft [280.29 sq m] approx.



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, lease length and terms to be agreed, at a rent of £38,000 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, landscaping, lighting and car parking areas.

The approx. cost for the current year is £286 per quarter plus VAT.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £27,750. We therefore estimate that rates payable are likely to be in the region of £13,850 for the current year.

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.

The approx. cost for the current year is £640 plus VAT.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class E (101) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office 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 £750.00 plus VAT.

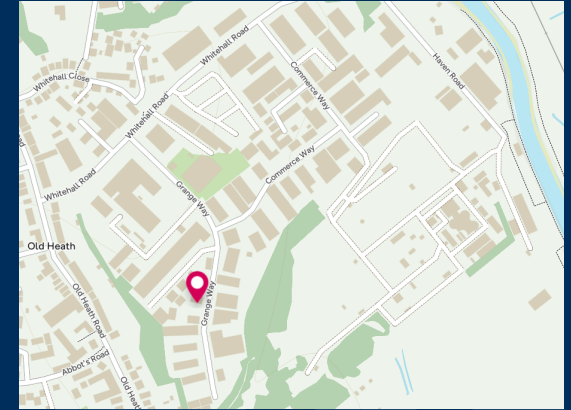
Each party will otherwise bear their own legal costs involved with this transaction.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

Fenn Wright  
882 The Crescent  
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OS licence no: TT000311015

Particulars created 12 June 2025

