



AVAILABLE TO LET

Light Industrial Unit With Fenced & Gated Forecourt

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

RENT

£45,000
per annum

AVAILABLE AREA

2,900 sq ft
[269.4 sq m]

IN BRIEF

- » Established Trade/Retail Location
- » Large Fenced & Gated Forecourt Area
- » Office & W/C Facilities
- » Easy A12 Access

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.

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 unit benefits from a large loading door (approx. 3.9m wide x 4m high), and a glazed front elevation with a personnel entrance leading directly into the warehouse.

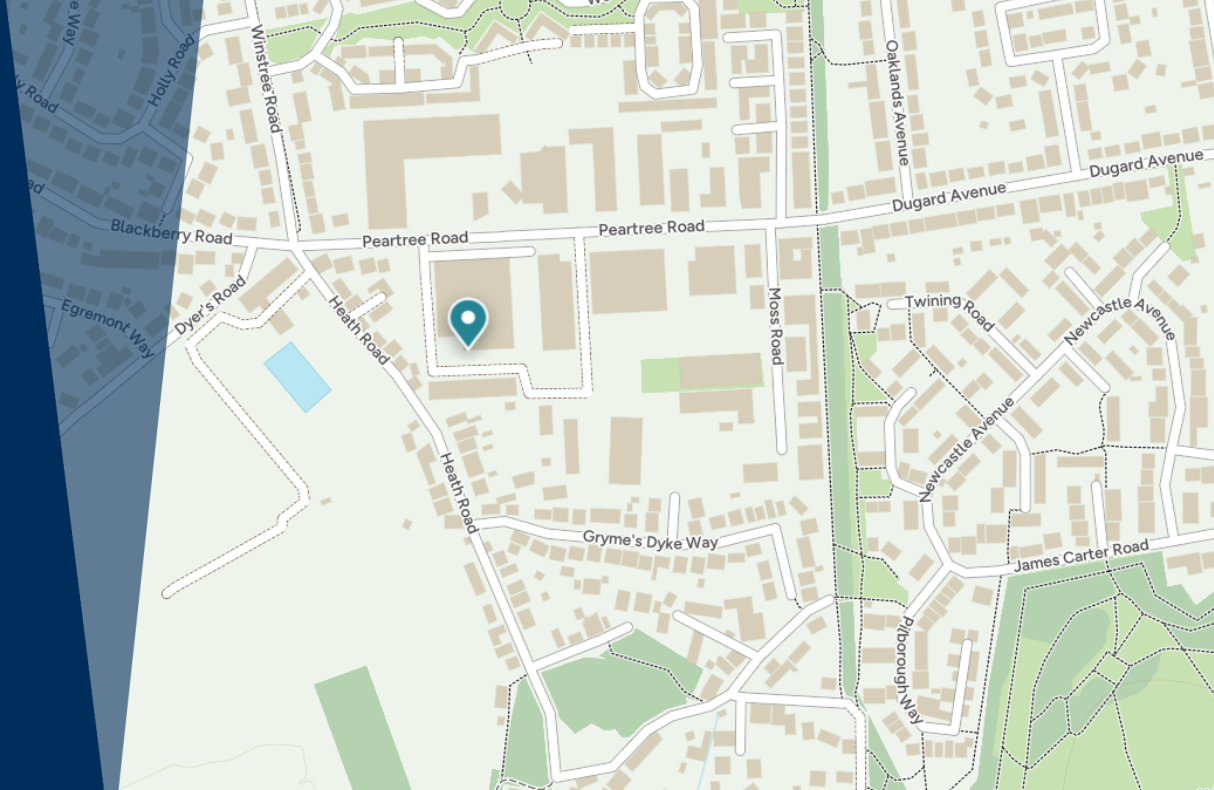
Internally, the warehouse features high bay lighting, three phase power supply, accessible WC facilities, office and a fire alarm system. Eaves height approx. 4.4m and apex height approx. 6.55m.

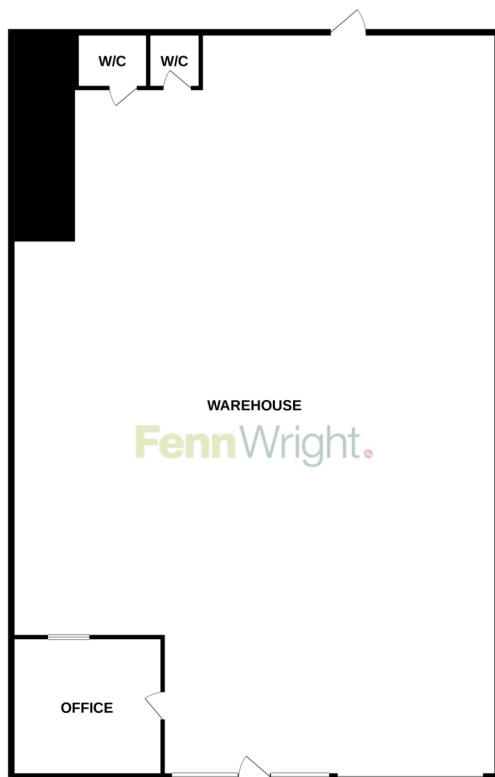
Externally, the property features a generous fenced and gated forecourt, providing ample space for car parking and loading/unloading. Additional unallocated visitor parking is available on-site.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Warehouse: 2,725 sq ft [253.16 sq m] approx.
- » Office: 175 sq ft [16.26 sq m] approx.
- » Total: 2,900 sq ft [269.42 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 £45,000 per annum plus VAT.

SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas. Approximate cost for the current year is £1,430 plus VAT, payable on account.

VAT

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

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £22,000 (rising to £32,250 from 1st April 2026).

Therefore estimated rates payable of approximately £11,000 for the current year (rising to approx. £13,900 from 1st April 2026).

Interested parties are advised to make their own enquiries.

BUILDINGS INSURANCE

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 available upon application.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (70) of the energy performance assessment scale.

A full copy of the EPC assessment 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.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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Particulars created 22 December 2025

Fenn Wright

