



AVAILABLE TO LET

Trade Counter / Warehouse / Business Unit With Mezzanine Floor

**16 Angora Business Park, Peartree Road,
Colchester, Essex, CO3 0AB**

RENT

£45,500
per annum

AVAILABLE AREA

4,272 sq ft
[396.9 sq m]

IN BRIEF

- » Trade Counter / Warehouse / Business Premises
- » Neighbouring Occupiers Include Screwfix And Toolstation
- » Mezzanine Floor With Offices
- » Eight 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), eaves height approx. 4.2m and apex height approx. 6.2m and three phase power, lighting and two WC's.

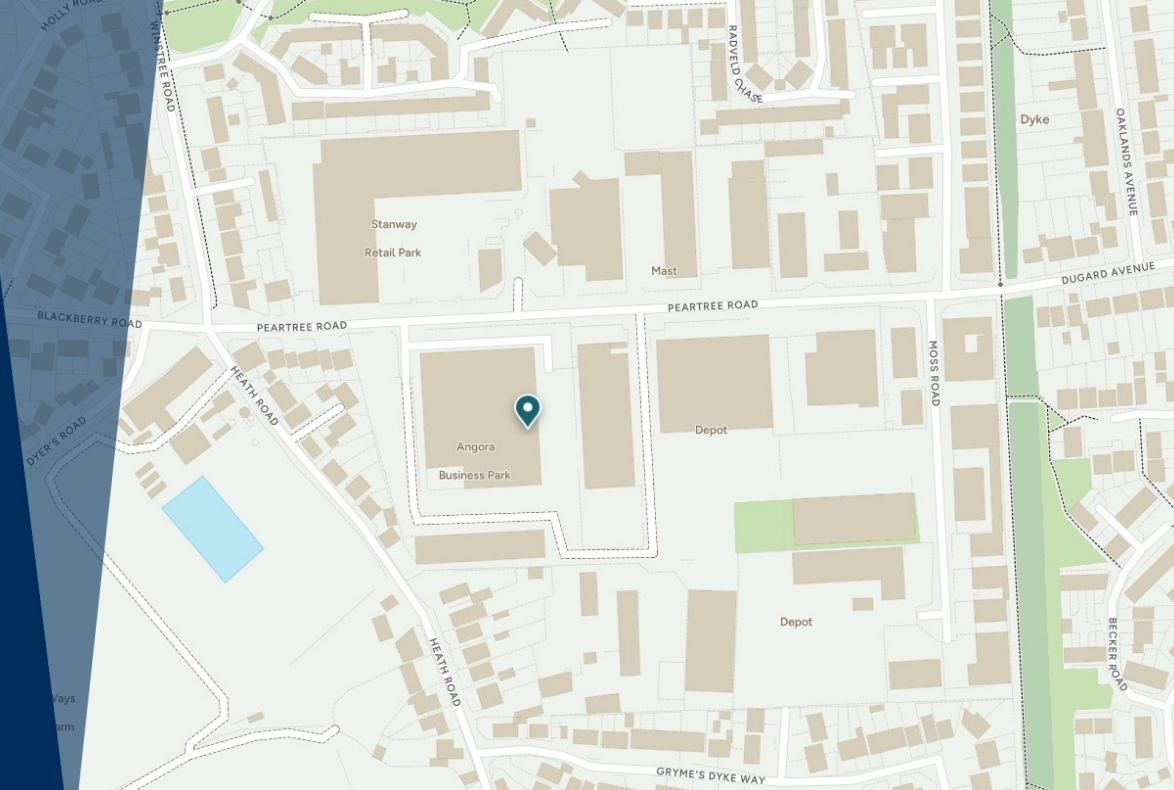
A glazed front elevation with a personnel entrance lead to a showroom/ display area with a mezzanine floor which has three offices with electric heating. Height under mezzanine approx. 2.8m. There is a separate warehouse / stores area.

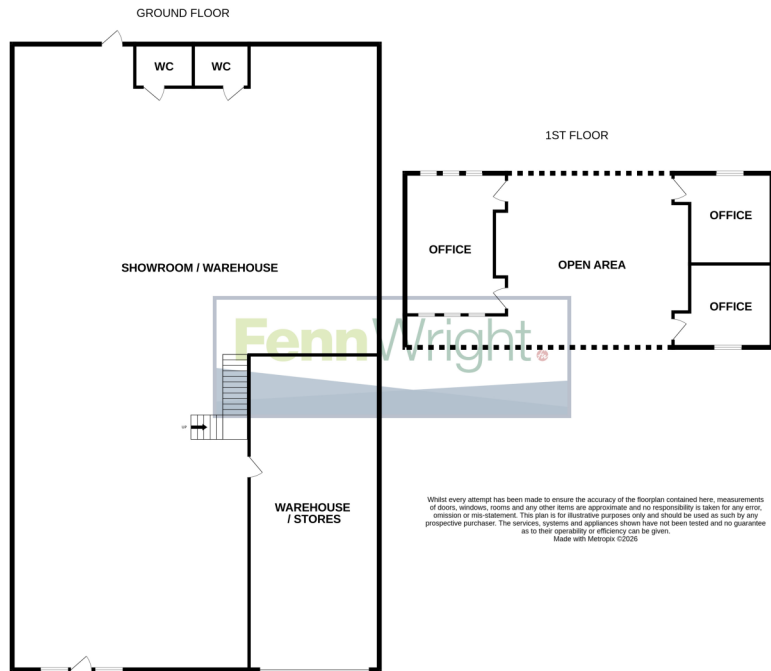
Externally, the property offers allocated parking for eight cars, a forecourt area for loading and unloading, and ample unallocated visitor parking on-site.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Ground Floor: 3,342 sq ft [310.5 sq m] approx.
- » Mezzanine Floor: 930 sq ft [86.4 sq m] approx.
- » Total: 3,154 sq ft [396.9 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 £45,500 per annum plus VAT.

SERVICE CHARGE / BUILDINGS INSURANCE

A service charge is applicable to cover maintenance of the communal areas / car park, landscaping, and lighting. Approximate cost for the current year is £1,700 plus VAT, payable on account.

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. Exact costs are dependent upon the type of business. Contents insurance is the responsibility of the tenant.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £42,000. Therefore estimated rates payable of approximately £18,150 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 C (55) 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 A1 (restricted to the sale of kitchen furniture & equipment only - with hours restrictions 09:00 to 17:00 Monday to Friday), or reversion to 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, and interested parties are advised to make their own planning enquiries.

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:**

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

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OS licence no: TT000311015

Particulars created 10 February 2026

