



**AVAILABLE TO LET**

Light Industrial / Business Unit With Mezzanine Floor

C35 Moorside Business Park,  
Eastgates, Colchester, CO1 2ZF

**RENT**

£19,250  
per annum

**AVAILABLE AREA**

1,800 sq ft  
[167.2 sq m]

## IN BRIEF

- » Electric Roller Shutter
- » Open Plan Warehouse With Mezzanine Floor
- » Kitchenette & W/C Facilities
- » 3 Allocated Car Parking Spaces
- » Easy A12 / A120 Access (via Ipswich Road)

## LOCATION

The unit is situated within Moorside Business Park, Eastgates, a mixed commercial and leisure area benefitting from good communications to the city centre and inner ring road system which leads to the A12/A120. Close by is the main line railway station (London Liverpool Street approx. 55 mins).

## DESCRIPTION

The unit is of steel portal frame construction under a pitched and insulated roof incorporating translucent roof lights, with part brick and part insulated clad elevations.

Access is provided via an electric roller shutter door (approximately 2.9m wide by 3.2m high) and a separate personnel door. The premises benefits from an accessible W/C, kitchenette, three-phase power and water supply.

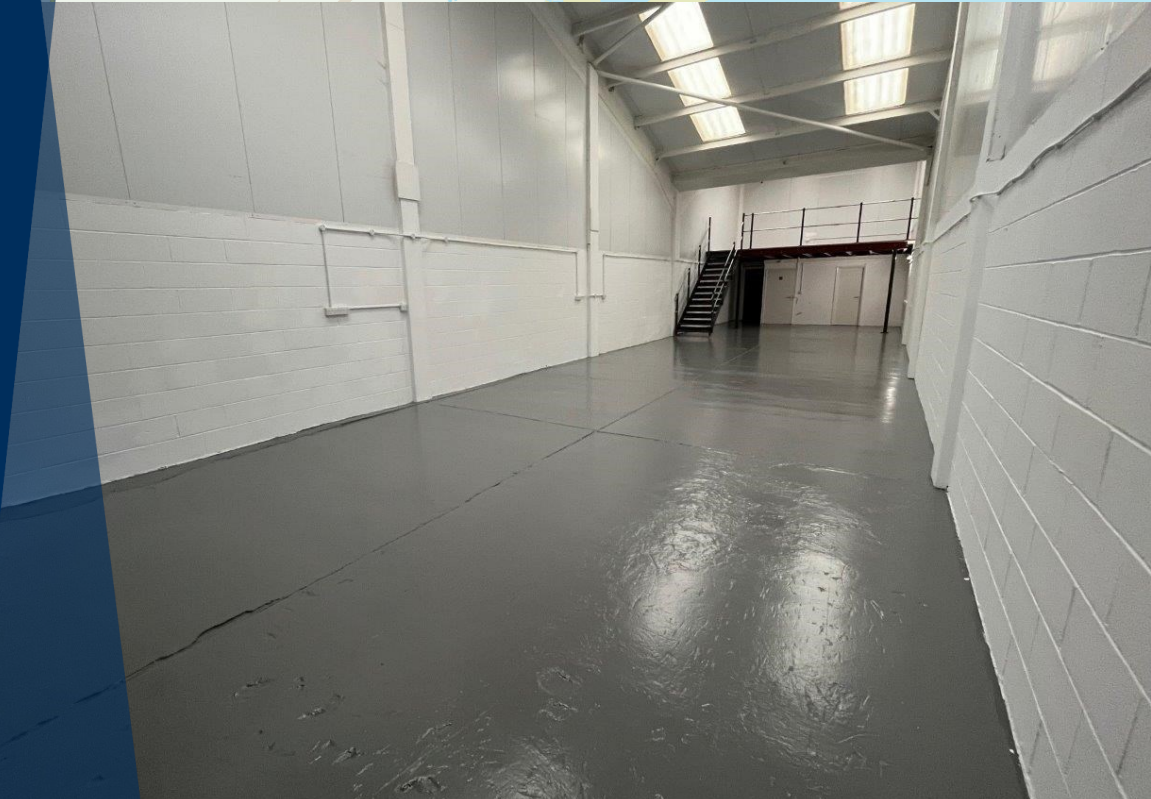
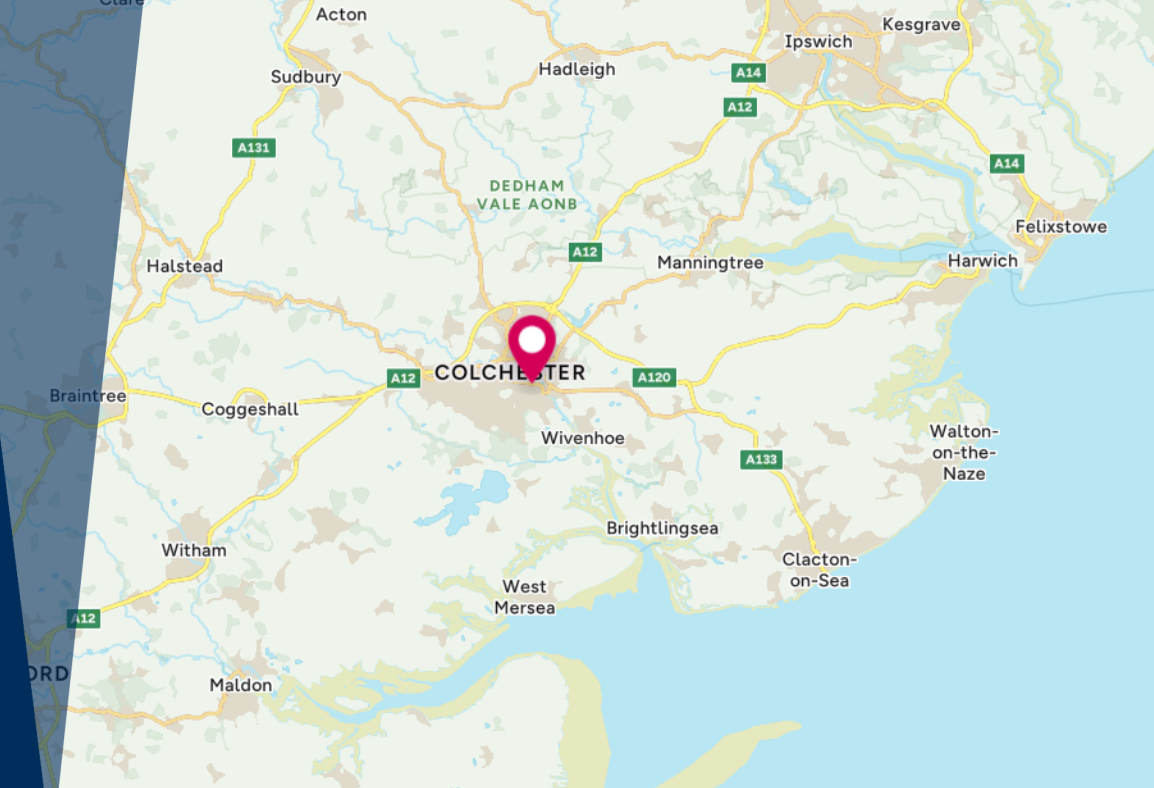
The unit has a minimum eaves height of approx. 4.1m and an apex height of approx. 6.8m. A mezzanine floor (min. eaves approx. 2.4m and apex approx. 3.8m) is accessed via a staircase to the rear of the unit. The under-mezzanine area has a ceiling height of approx. 2.4m.

There are three allocated car parking spaces in the main car park, plus shared visitor spaces on site.

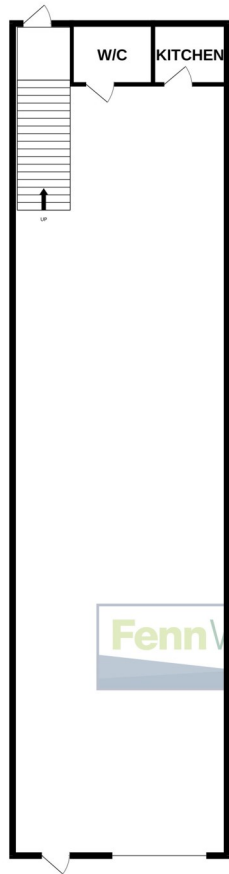
## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

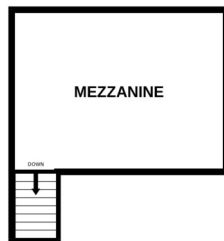
- » **Ground Floor:** 1,500 sq ft [139.4 sq m] approx.
- » **Mezzanine:** 300 sq ft [27.9 sq m] approx.
- » **Total:** 1,800 sq ft [167.2 sq m] approx.



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 (minimum unbroken term of three years), at a rent of £19,250 per annum plus VAT. Rent is payable quarterly in advance.

Alternatively, a twelve-month tenancy agreement is available at a rent of £1,875 per month plus VAT, which includes buildings insurance and service charge.

A deposit of £1,500 plus a sum equivalent to VAT (total £1,800) will be required.

## SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, lighting, security, car park and landscaping. The approx. cost for the current year is £1,800 plus VAT, payable quarterly in advance.

## BUILDINGS INSURANCE

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant. The approx. cost for the current year is £435 plus VAT, payable annually in advance.

Tenant's are to be responsible for their own contents and other liability insurances.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £15,750. We therefore estimate that the rates payable will be in the region of approximately £7,860.

Interested parties are advised to make their own enquiries direct with the local rating authority to confirm their liabilities in this regard.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

A full copy of the EPC assessment and recommendation report will soon be available from our office upon request.

## VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

## LEGAL COSTS

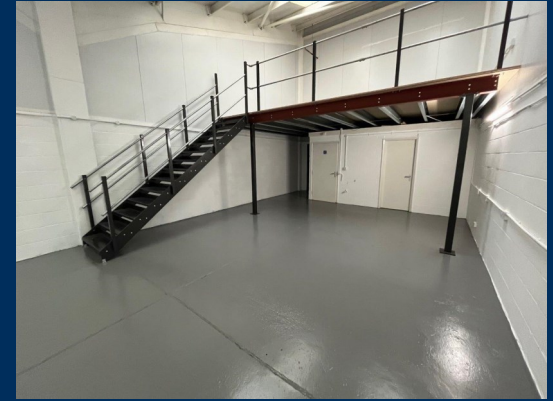
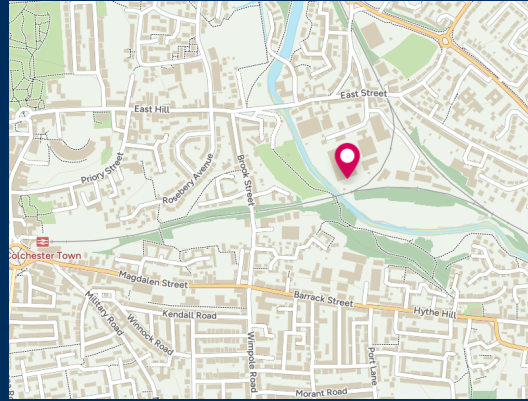
Each party will bear their own legal costs.

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

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

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Particulars created 26 November 2024

