



TO LET

3,017 Sq Ft

- Stepped Rent Incentives from £33,187 pa (£11 psf) in year 1
- Approx. minimum eaves of 4.8m
- Gas and Electric
- Side yard of 1,375 sq.ft.
- Forecourt for parking/unloading
- Easily accessible from the A12

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

UNIT 19, GRANGE WAY BUSINESS PARK, GRANGE WAY, COLCHESTER, ESSEX, CO2 8HF

Unit 19 comprises a **detached light industrial / warehouse unit** extending to approximately 3,001 sq ft, with a **side yard of approximately 1,375 sq ft** and a **forecourt suitable for parking, loading and unloading**. The unit is of steel portal frame construction with brick / block and part steel prole clad elevations under a pitched and insulated roof incorporating translucent roof lights. The main industrial area benefits from a **fullheight up and over loading door measuring approximately 3.4m wide x 4m high**, separate personnel access, three phase power, uorescent lighting and an approximate minimum eaves height of 4.8m, rising to approximately 6.2m at the central pitch. Externally, there is a self-contained, fenced and gated concrete yard to the side / front, providing useful external space for occupiers requiring yard, loading or parking provision.

Location

The property is situated on Grange Way Business Park, approximately two miles south of Colchester town centre. The location benefits from convenient access to the inner ring road, with onward links to the A12 and A120, providing connections to the wider regional and national road network.

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides approximately 3,001 sq ft (279 sq m) of light industrial / warehouse accommodation, together with a side yard extending to approximately 1,375 sq ft (128 sq m).

VAT

VAT is payable.

Planning Information

Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.

Services

The property benefits from three phase power, gas and electric. Interested parties should satisfy themselves as to the availability and capacity of all services.

Service Charge

There is a service charge to cover the cost of repairs and maintenance to the shared access roadway. Further information is available upon request.

Additional Information

Rent

from £33,187 Per Annum (*Reduced rent in year 1 and 2, subject to lease term*)

EPC

~][Property EPC Information][~

Viewing

Strictly by appointment through Petchey Holdings.

Joseph Lambert

jlambert@petchey.co.uk 020 8252 8000

