



# TO LET

3,875 Sq Ft

- Dedicated yard space of 3,555 sq. ft.
- 3 phase power
- Recently refurbished
- Ample Car Parking
- Excellent transport links
- Access to inner city ring road and A12/A120

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey  
HOLDINGS

## UNIT 21, GRANGE WAY BUSINESS PARK, GRANGE WAY, COLCHESTER, ESSEX, CO2 8HF

### Key Features

Detached industrial / warehouse unit

3,875 sq ft (360 sq m)

Dedicated secure yard of approximately 3,555 sq ft

Full-height up and over loading door

3 phase power

4.8m eaves height

Ground and first floor office accommodation

Gas warm air heating

Ample on-site parking

External redecoration underway

Unit 21 provides a recently refurbished detached industrial / warehouse unit extending to approximately 3,875 sq ft, together with a dedicated yard area of approximately 3,555 sq ft.

The unit benefits from a full-height up and over loading door, separate personnel access, 3 phase power, fluorescent lighting, gas warm air heating and an eaves height of approximately 4.8m. Office accommodation is provided across the ground and first floors and includes an entrance lobby, open-plan office areas, additional offices / meeting rooms, WCs and a tea point.

Externally, the property benefits from a self-contained fenced and gated concrete yard, forecourt loading space and ample on-site parking. External redecoration works are currently underway.

### Accommodation

The property provides approximately **3,875 sq ft (360 sq m)** of industrial / warehouse and office accommodation, together with a dedicated yard area of approximately **3,555 sq ft (330 sq m)**.

### VAT

VAT may be applicable.

### Planning Information

The property is suitable for a range of industrial, warehouse and business uses, subject to obtaining any necessary consents. Interested parties should make their own enquiries with the local planning authority.

### Services

The unit benefits from 3 phase power, gas heating and mains services. Interested parties should satisfy themselves as to the availability and capacity of all services.

### Service Charge

Further information is available upon request.

### Additional Information

#### Rent

£48,500 Per Annum

#### EPC

Further information available upon request.

#### Viewing

Strictly by appointment through Petchey Holdings.

**Joseph Lambert**  
[jlambert@petchey.co.uk](mailto:jlambert@petchey.co.uk)

