



AVAILABLE TO LET

Light Industrial / Business / Trade Counter Unit

4a Edward Park, Grange Way,
Whitehall Ind. Estate, Colchester, Essex, CO2 8FZ

RENT

£23,500
per annum

AVAILABLE AREA

1,491 sq ft
[138.5 sq m]

IN BRIEF

- » Self Contained Light Industrial / Business Unit
- » Kitchen & WC Facilities
- » Offices, Meeting Rooms & Stores
- » Fenced & Gated Yard
- » Established Business Location

LOCATION

Edward Park is situated on the popular and well established Whitehall Industrial Estate which is located approximately two miles to the south of Colchester City Centre. Easy access is available to the inner ring road system leading directly to the A12 dual carriageway providing excellent links to Harwich and Stansted via the A120 and Felixstowe via the A14.

DESCRIPTION

The premises are of steel portal frame construction with part brick, part profile clad elevations, with UPVC double glazed windows, under a pitched and insulated roof incorporating translucent roof lights. Approx. 4.8m eaves and 6.2m pitch height.

A personnel door provides access to an entrance hall which leads to an office area with storage cupboard and kitchenette facility. Access from the hall is provided to the warehouse and to the open plan first floor office. The offices are carpeted with fluorescent lighting, gas central heating (not tested) and electrical sockets. Accessible W/C facilities are provided.

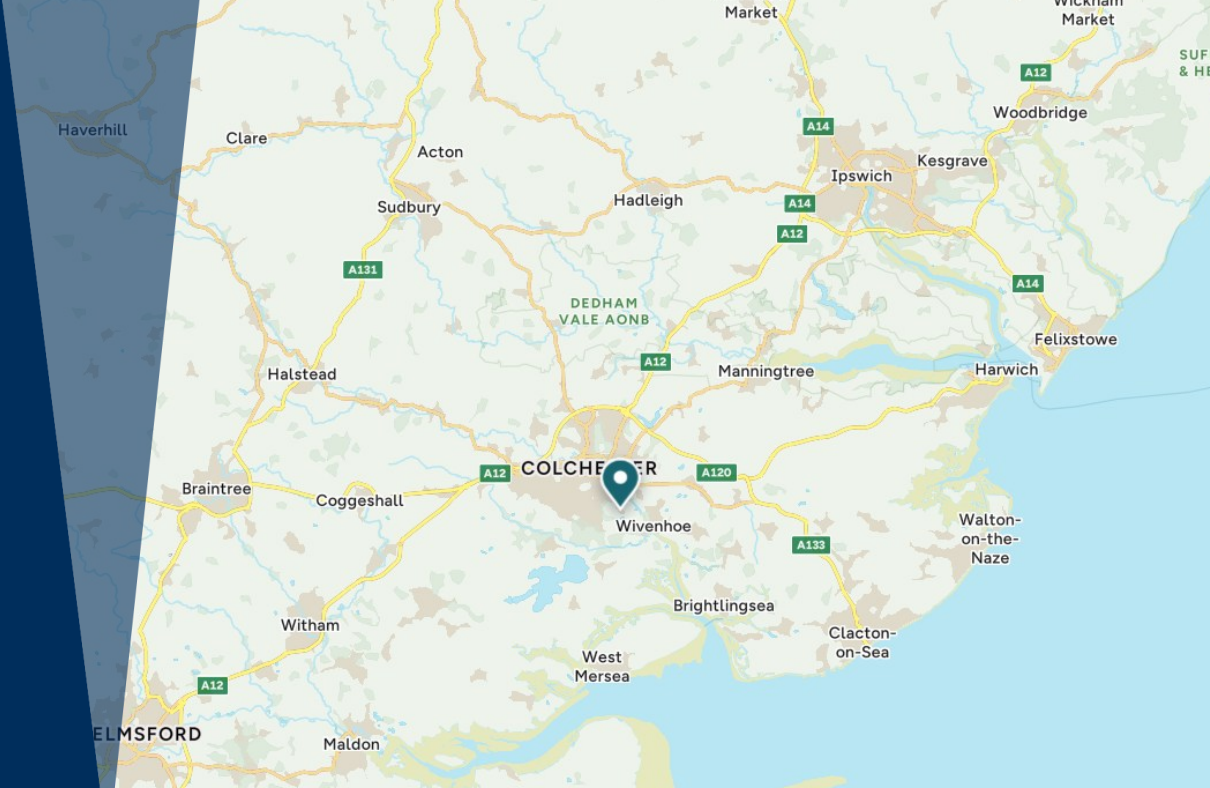
The warehouse benefits from a loading door, three phase power, fire alarm and emergency lighting, and high bay lighting. The loading door is approx. 3m wide by 4m high.

To the front of the premises is a concrete yard area, providing onsite parking and loading / unloading space.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- | | | |
|-----------------|-------------|----------------------|
| » Ground Floor: | 1,169 sq ft | [108.6 sq m] approx. |
| » First Floor: | 322 sq ft | [29.9 sq m] approx. |
| » Total: | 1,491 sq ft | [138.5 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, at a rent of £23,500 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.

The approx. cost for the current year is £1,057.09 plus VAT.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

The approx. cost for the current year is £344.77 plus VAT.

BUSINESS RATES

We have been informed that, effective 1st April 2026, the rateable value is £19,00.

We therefore estimate rates payable are likely to be in the region of £8,210 per annum.

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

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (60) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

VAT

We are advised that VAT will be applicable.

All rents and prices are exclusive of VAT under the Finance Act 1989.

LEGAL COSTS

Prior to the instruction of solicitors, the tenant will be required to pay a non-refundable administration fee of £750.00 plus VAT.

Each party will otherwise bear their own legal costs involved with this transaction.

ANTI-MONEY LAUNDERING REGULATIONS

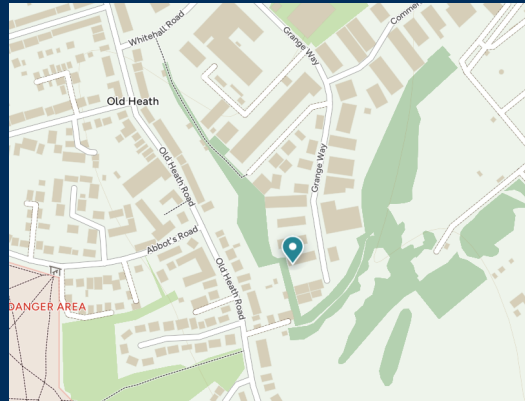
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

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

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Particulars created 15 July 2026

Fenn Wright

