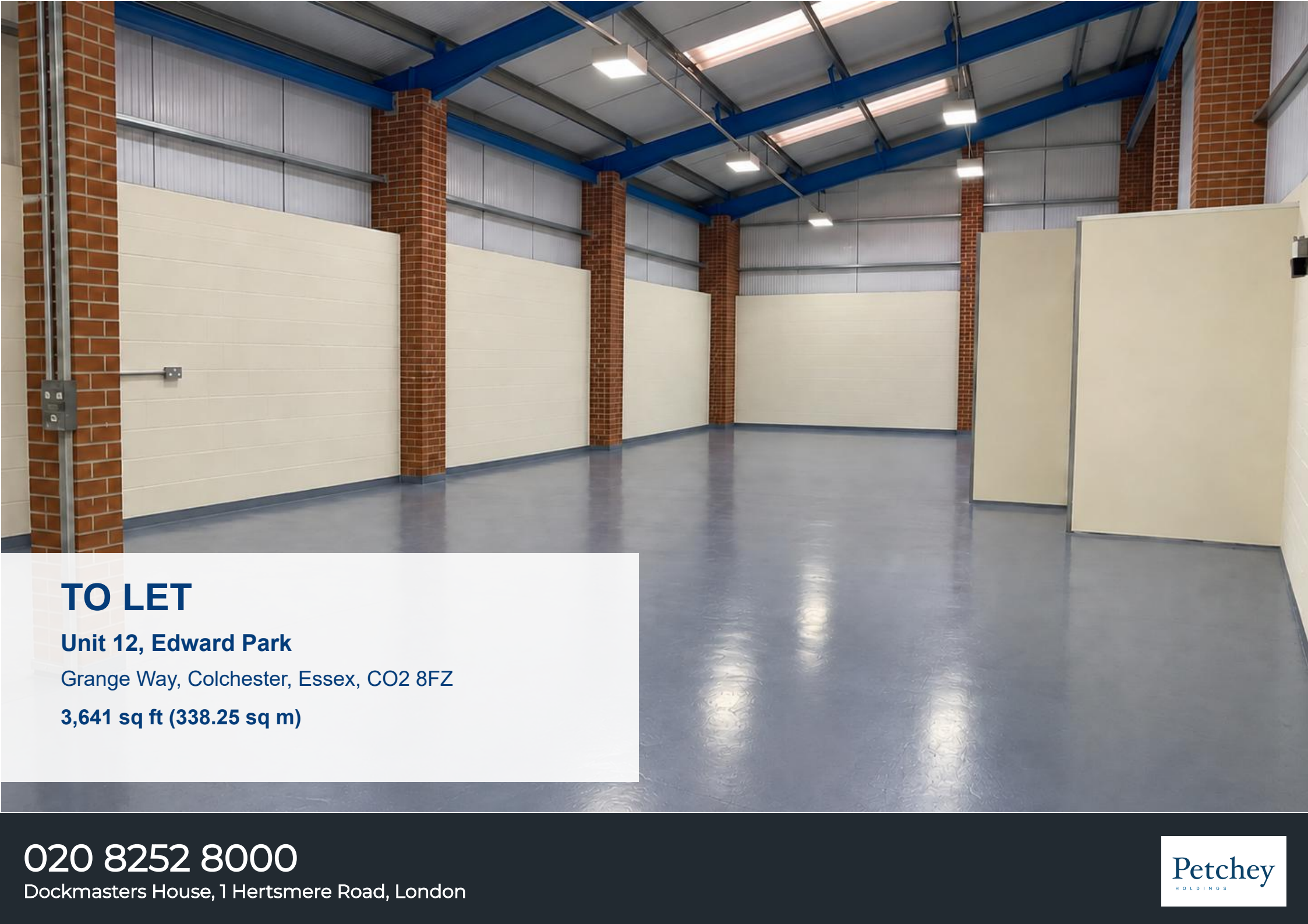




## TO LET

**Unit 12, Edward Park**

Grange Way, Colchester, Essex, CO2 8FZ

**3,641 sq ft (338.25 sq m)**

**020 8252 8000**

Dockmasters House, 1 Hertsmere Road, London

**Petchey**  
HOLDINGS

# Unit 12, Edward Park, Grange Way, Colchester, Essex, CO2 8FZ

## Key Features

- Detached industrial / warehouse unit
- Gated yard of approximately 3,600 sq ft
- Full-height electric loading door
- Separate personnel access
- Three phase power
- 4.8m eaves / 6.3m apex height
- Dedicated forecourt and on-site parking
- Mezzanine removal available

## Description

Unit 12 provides detached light industrial / warehouse accommodation on Grange Way Business Park. The unit benefits from a full-height electric loading door, separate personnel access and three phase power, with an eaves height of approximately 4.8m rising to 6.3m at the apex.

A gated and secure yard provides space for loading and unloading, complemented by a dedicated forecourt and on-site parking.

The existing mezzanine can be removed to provide a more open warehouse layout.

## Legal Costs

Each party will bear their own legal costs.

## VAT

VAT may be applicable.

## Location

Edward Park is situated on Grange Way in Colchester, approximately two miles south of the city centre.

The established business park benefits from access to the inner ring road, with onward links to the A12, A120 and A14.

## Accommodation

Approximate total floor area:

| Accommodation | Sq ft | Sq m   |
|---------------|-------|--------|
| Total         | 3,641 | 338.25 |

The floor area following mezzanine removal is to be confirmed.

## Rent

From £31,860 per annum.

Incentives available on application.

Please contact the asset manager for lease terms, service charge details and further information.

## Viewing & Further Information

Contact landlord direct

**Frankie Hudson**

fhudson@petchey.co.uk

020 8252 8000

