

Hard Surfaced & Part Fenced Yard / Car Parking Area

**Heath Business Park, Grange Way,
Colchester, Essex CO2 8GU**



TO LET AT £11,000 PER ANNUM

- 22 Marked Parking Bays
- Potential to Fence/Gate
- Unrestricted Access
- Hard Surfaced
- Busy Industrial Location
- Immediately Available

The site is situated at the entrance of Heath Business Park on the popular Whitehall Industrial Estate which is located approximately two miles to the South of Colchester town centre.

DESCRIPTION

The site is level, surfaced and benefits from 22 marked car parking bays. The site is part fenced and could be completely fenced and gated if required by a tenant.

Further car parking may be available on site if required subject to availability.

(approximate measurement)

Approx. 4,575 sq ft (425 m²)

TERMS

The site is available to let on an initial twelve-month agreement at a rent of £11,000 per annum plus VAT.

A minimum three-month deposit is required with rent payable quarterly in advance.

The figures quoted are exclusive of rates and VAT.

A service charge is applicable to cover a contribution towards the maintenance and landscaping of the communal areas of Heath Business Park. Approx. cost 2017/18 £650.00.

BUSINESS RATES

We are advised that the site has not been assessed for business rates purposes. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

PLANNING / PERMITTED USES

The site has historically been used for car parking purposes.

Interested parties are advised to make their own enquiries with the local planning authority.

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.

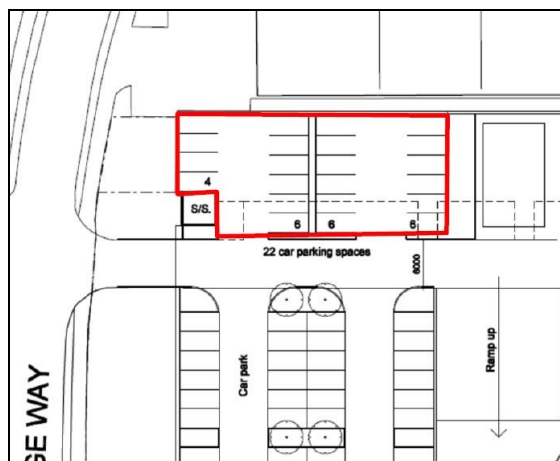
VIEWING

Strictly by appointment via sole agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



Newman Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) The vendor or lessor does not make or give, and neither Newman Commercial nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv) All statements contained in these particulars as to this property are made without responsibility on the part of Newman Commercial or the vendor/lessor. v) All quoting terms may be subject to VAT at the prevailing rate from time to time. vi) Newman Commercial have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency. Details updated 21.12.17