

Light Industrial / Business Unit Approx. 1,565 sq. ft (145.4 m²)

**C31 Moorside Business Park, Eastgates,
Colchester, Essex CO1 2ZF**



TO LET AT £14,500 PER ANNUM

- | | | | |
|------------------------|---|------------------------|---|
| • Trade Counter Area | • | • First Floor Office | • |
| • Tea Point & W/C | • | • Gated Site with CCTV | • |
| • 3 Car Parking Spaces | • | • Close to Town Centre | • |

LOCATION

The premises are situated prominently at the front of Moorside Business Park, a mixed commercial and leisure area benefiting from good communications to the town centre and inner ring road system which leads to the A12/A120. Nearby occupiers include The Royal Mail and Rollerworld. Close by is the main line railway station (London, Liverpool Street approx. 55 mins).

DESCRIPTION

An end terrace business unit situated on a gated site with CCTV. Access is provided via an electric loading door (approx. 2.9 wide by 3.3m high). Inside there is a trade counter area with a suspended ceiling and lighting, warehouse area (eaves approx. 4.1 m and pitch of 6.1m) with translucent roof lights and florescent lighting, a first-floor office with LED lighting, a tea point and accessible W/C. Three car parking spaces are provided on site along with visitor car parking.

ACCOMMODATION

(approximate gross internal figures)

Ground Floor	Approx.	1,242 sq ft	115.4 m ²
F/F Office	Approx.	323 sq ft	30 m ²
Total	Approx.	1,565 sq ft	145.4 m²

TERMS

The premises are available to let on a new lease, length and terms to be agreed, at a rent of £14,500 per annum.

The figures quoted are exclusive of rates and VAT.

SERVICE CHARGE

A service charge is applicable to cover; maintenance the communal areas, lighting, security, car park and landscaping. Approx. cost 2018/19 is £1,300.

BUSINESS RATES

We are informed that the rateable value is £7,800. We estimate that the rates payable are likely to be in the region of £3,750 per annum. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction. For rateable values below £12,000 100% rate relief may be available, subject to eligibility. We recommend all parties make their own direct enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A full copy of the EPC assessment and recommendation report will soon be available from our office upon request.

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

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