

B1 Whitehall Industrial Estate, Commerce Way, Colchester, Essex, CO2 8HH



To Let
**Warehouse/
Industrial Unit**
443 sq m
(4,768 sq ft)

- Established Commercial Location
- Immediately Available
- Stylish Modern Building
- Suitable for B1/ B8 occupiers
- Ancillary office space
- EPC Rating: F

Details

Location

Comprising part of the Whitehall Industrial Estate the property is situated 2 miles to the south east of Colchester town centre close to the River Colne. Access to the A12 dual carriageway is via Ipswich Road and the A12 interchange which is 3 miles to the north provides links with the A120, A14, M11 and national motorway network.

There is a vast diversity of occupiers across the estate, nearby national occupiers include HSS Hire, Carter Builders, Plumbcity, & Suzuki.

Description

A detached unit of concrete portal frame construction, clad in brick with plasticised steel cladding above. There are two up-and-over roller shutter loading doors leading into the main industrial/warehouse area, and personnel doors and toilet facilities to each end of the building.

To one end of the building are single-storey offices with windows in the cladding, comprising a small reception office, general office and private office and a kitchenette. The offices have electric convector heating, suspended ceilings, fluorescent lighting and power points throughout.

Accommodation

The premises provide the following accommodation and approximate gross internal floor areas:

Warehouse	357 sq m	(3,843 sq ft)
First floor offices	86 sq m	(925 sq ft)
Total	443 sq m	(4,768 sq ft)

Local Authority

Colchester Borough Council
Telephone: 01394 383 789

For further information

01206 216 565
fennwright.co.uk

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Business Rates

From verbal enquiries with the Local Rating Authority we understand that the premises are assessed as follows:

Rateable value	£18,500
Rates payable (2015/2016)	£9,120.50 pa

Terms

The property is available to let on a new full repairing and insuring lease at an initial rent of £22,250 pax.

Service Charge & VAT

An additional service charge contribution will be levied and VAT is payable at the prevailing rate.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

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