

Industrial / Storage Premises with Offices Approx. 3,038 sq ft (282.2m²)

6 EDWARD PARK, GRANGE WAY, WHITEHALL INDUSTRIAL ESTATE, COLCHESTER



TO LET AT £18,000 PER ANNUM

- Built in 2009
- High Quality Offices
- Loading Door
- 3 Phase Electrics
- Large Forecourt
- Established Location

SAT NAV Ref: CO2 8FZ

**882 THE CRESCENT, COLCHESTER BUSINESS PARK, COLCHESTER, ESSEX. CO4 9YQ.
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LOCATION

Edward Park is situated in Grange way on the ever popular Whitehall Industrial Estate approximately three miles to the East of Colchester town centre.

Good access is available to the inner ring road system which links directly to the A12/A120 providing easy access to the East Coast ports of Harwich and Felixstowe and Stansted Airport.

DESCRIPTION

The premises are of steel portal frame construction with part brick, part profile steel clad elevations, with UPVC double glazed windows, under and a pitched and insulated roof incorporating translucent roof lights. Approx. 4.8m eaves and 6.2m pitch height. A personal door provides access to the reception area which leads to the carpeted ground and first floor offices, store area and W/C facilities. There is also loading door, three phase power, gas fired central heating (not tested) fire alarm (and emergency lighting), burglar alarm and fluorescent & High Bay lighting. To the front of the premises is a concrete yard area providing onsite parking for approx. 8 cars and loading / unloading facilities.

ACCOMMODATION

(figures provided are approx. gross internal measurements)

Industrial	approx.	1,806 sq ft	167.8 m ²
G/F Office	approx,	616 sq ft	57.2 m ²
F/F Office	approx.	616 sq ft	57.2 m ²
Total	approx.	3,038 sq ft	282.2 m²

TERMS

The premises are available to let on a new flexible lease, length and terms to be agreed, at a rent of £18,000 per annum.

The figures quoted are exclusive of rates and VAT.



SERVICE CHARGE

There will be a service charge provision within the lease to cover; maintenance the communal areas and car park. Approx. cost 2011/12 £Nil.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises falls within class C of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

BUSINESS RATES

We have been advised that the rateable value for these premises is £22,000.00. The rates payable are likely to be in the region of £9,526.00 per annum.

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

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.

We understand that VAT is payable on the rent.

VIEWING

Strictly by appointment via sole agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



IMPORTANT NOTICE: -

These particulars are produced in good faith to give a fair overall view of the property and should not be relied upon as statements of representations of fact. Any areas, measurements or distances referred to are given as a guide only and are not precise. No warranty can be given for the services or equipment at the property and no tests have been carried out to ensure that the heating, electrical or plumbing systems and equipment are fully operational. It should not be assumed that fixtures, fittings, carpets etc. are to remain within the building and that the property has the benefit of the necessary Planning, Building Regulation and other consents. Furthermore no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. If there is any point which is of particular importance please ask for further information. Details prepared 22.11.2011