

# Coke Gearing

consulting

Chartered Surveyors

4 King Edward Quay,  
Colchester, Essex CO2 8JB

Industrial Unit 2,234 sq ft (207.5 sq m)

- Large warehouse area with ground floor & first floor office
- Available for swift occupation
- Shared yard for loading / unloading
- On-site car parking spaces



**TO LET**

[WWW.COKEGEARING.CO.UK](http://WWW.COKEGEARING.CO.UK)

## LOCATION

The property is located on King Edward Quay, close to Whitehall Industrial Estate, approximately three miles to the east of Colchester city 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.



## TERMS

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £27,500 per annum (plus VAT).

## SERVICE CHARGE

A service charge is applicable to cover maintenance of the estate communal areas, landscaping and lighting. The approx. cost for the current year is £1,810.82 (plus VAT).

## BUILDINGS INSURANCE

The buildings insurance is to be arranged by the Landlord with the cost to be recovered from the Tenant. The approx. cost for the current year is £361.71 (plus VAT).

## BUSINESS RATES

We have been informed that the rateable value is £18,000.

We therefore estimate that rates payable are likely to be in the region of £7,776 per annum.

We recommend all parties make their own direct enquiries with the local rating authority to confirm their liabilities.

## 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.



# DESCRIPTION

The premises are of steel portal frame construction with part brick, part profile steel clad elevations under a pitched roof which incorporates translucent roof lights. The warehouse has a minimum eaves height of approx. 4.65 m and pitch height of approx. 6.15 m.

Access is available via a manual roller shutter door (approx. 4 m high x 3 m wide) located in the shared yard area, alongside a separate personnel door for convenient entry and exit. Large glazed doors on the front elevation, protected by steel security, provide access to an office / trade counter area, kitchen and WC facilities and internal access to the warehouse.

A staircase leads to the first floor, which comprises a spacious open-plan office and a separate office / meeting room. This upper level can also be accessed via stairs directly from the warehouse. The premises benefit from 3 phase electricity, lighting and electric heating (not tested).

Externally, there is on-site car parking for four cars, plus loading / unloading space.

| Accommodation                   | Sq ft (approx.) | Sq m (approx.) |
|---------------------------------|-----------------|----------------|
| Ground Floor Warehouse / Office | 1,401           | 130.2          |
| First Floor Offices             | 833             | 77.4           |
| <b>Total</b>                    | <b>2,234</b>    | <b>207.5</b>   |

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently



# LEGAL & PROFESSIONAL COSTS

Prior to the instruction of solicitors, the Tenant will be required to pay a non-refundable administration fee of £750.00 plus VAT. Each party will otherwise bear their own legal costs involved with this transaction.

# ENERGY PERFORMANCE CERTIFICATE (EPC)

B -49  
Expires 2nd March 2033

# ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.



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## Chartered Surveyors

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Chelmsford | 01245 676938

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Details prepared on 07/05/26