



TO LET

Unit 6, Grange Way Business Park

Grange Way, Colchester, Essex, CO2 8HF

3,610 sq ft (335.37 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

Unit 6, Grange Way Business Park, Grange Way, Colchester, Essex, CO2 8HF

Key Features

- Stepped rent incentives available
- Newly refurbished industrial unit
- Forecourt parking
- Approximately 4.2m eaves height
- Large loading door
- Ground- and first-floor offices
- Two WCs and kitchenette
- Motor trade use will be considered
- Available in November

Description

Unit 6 provides approximately 3,610 sq ft of mid-terrace industrial accommodation on Grange Way Business Park, within the established Whitehall Industrial Estate.

The unit is of steel portal-frame construction with clad elevations and an eaves height of approximately 4.2m. A large loading door provides access to the industrial accommodation, with forecourt parking serving the unit.

Dedicated offices are arranged over the ground and first floors, allowing occupiers to combine operational and administrative functions within the same premises. The accommodation also includes two WCs and a kitchenette.

The unit is available in November. Motor trade use will be considered.

Legal Costs

Each party will bear their own legal costs.

VAT

VAT may be applicable.

Location

Grange Way Business Park is situated within Whitehall Industrial Estate, approximately two miles south of Colchester city centre.

The business park benefits from access to the inner ring road, with onward links to the A12, A120 and A14.

Accommodation

Approximate total floor area:

Accommodation	Sq ft	Sq m
Total	3,610	335.37

Rent

From £36,100 per annum.

Incentives available on application.

Please contact the asset manager for lease terms, service charge details and further information.

Viewing & Further Information

Contact landlord direct
Frankie Hudson
fhudson@petchey.co.uk
020 8252 8000

