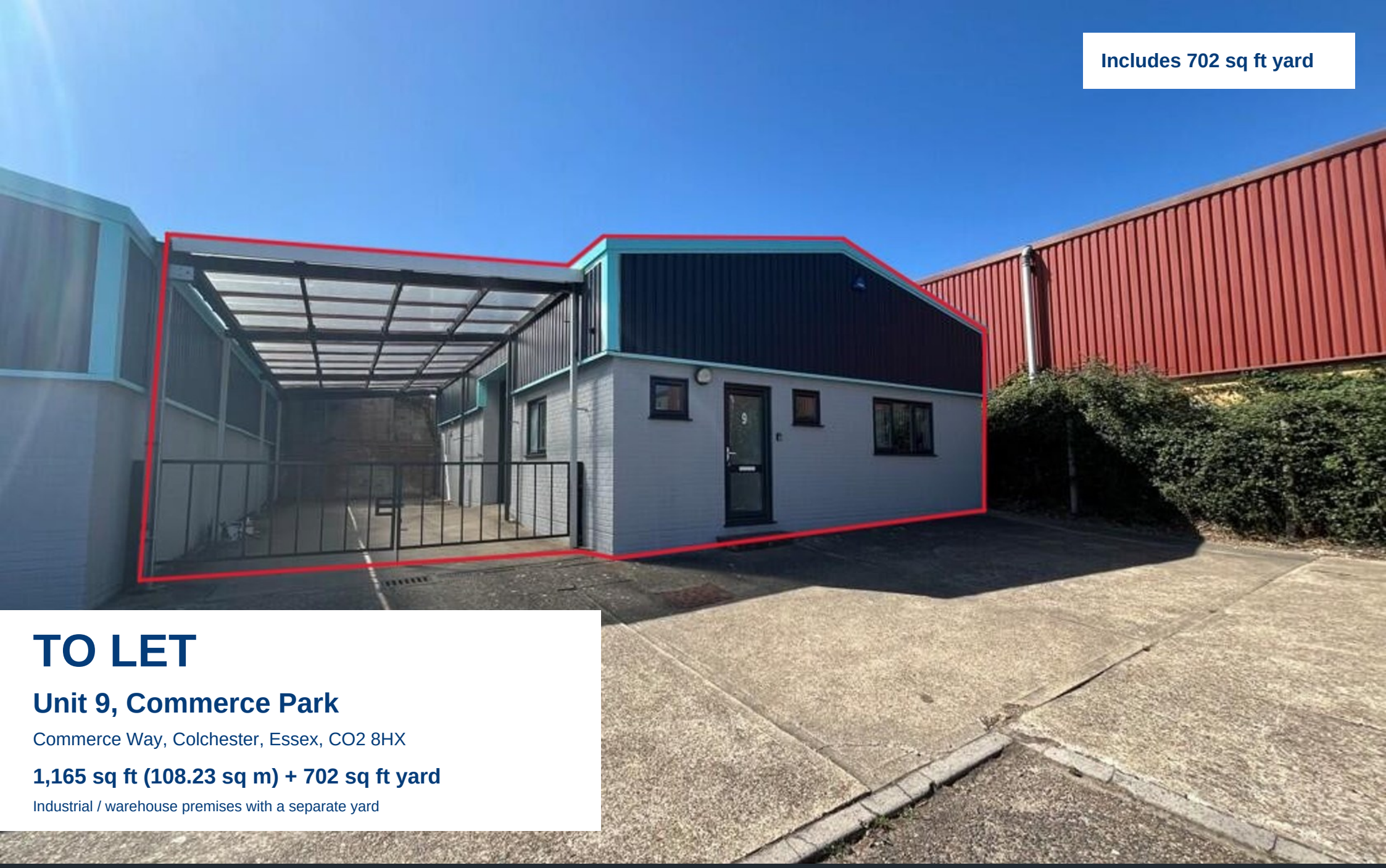



# TO LET

## Unit 9, Commerce Park

Commerce Way, Colchester, Essex, CO2 8HX

**1,165 sq ft (108.23 sq m) + 702 sq ft yard**

Industrial / warehouse premises with a separate yard

**020 8252 8000**

Dockmasters House, 1 Hertsmere Road, London

Petchey HOLDINGS

# Unit 9, Commerce Park, Commerce Way, Colchester, Essex, CO2 8HX

## Key Features

- Stepped rent from £15,410 per annum
- Self-contained gated concrete yard: 702 sq ft
- Forecourt for loading and unloading
- Four on-site parking spaces
- Approx. 2.8 m wide x 3.0 m high loading door
- Three-phase power, offices, kitchenette and WCs
- Owned by Petchey Holdings - contact landlord direct

## Description

Unit 9 provides approximately 1,165 sq ft of detached warehouse / business accommodation with office space, kitchenette, WCs and mezzanine storage. A self-contained gated concrete yard of approximately 702 sq ft lies to the side. The front forecourt provides loading and unloading space, with four on-site parking spaces.

## Legal Costs

Each party to bear its own legal costs.

## VAT

VAT may be applicable.

## Location

Commerce Park is on Whitehall Industrial Estate, approximately two miles south of Colchester city centre, with access via the inner ring road to the A12 and A120.

## Accommodation

| Approximate floor areas | Sq ft |
|---|---|
| Building | **1,165** |
| Separate yard | **702** |

The yard is additional to the quoted building area.

## Planning

Interested parties should make their own enquiries with the local planning authority about their proposed use.

## Rent and Viewings

Stepped rent subject to lease terms.

| | |
|---|---|
| **Year 1** | £15,410 per annum exclusive |
| **Year 2** | £16,985 per annum exclusive |
| **Year 3** | £18,500 per annum exclusive |

**Viewing & Further Information**
**Frankie Hudson**
020 8252 8000
fhudson@petchey.co.uk





**Disclaimer:** These particulars are for general information purposes only and do not represent an offer of contract or part of one. Petchey Holdings has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assumed that the property has all necessary planning, building regulations or other consents and Petchey Holdings have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise.