

TO LET

Unit 12, Edward Park

Grange Way, Colchester, Essex, CO2 8FZ

2,395 sq ft (222.50 sq m)

Proposed mezzanine removal option

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey HOLDINGS

Unit 12, Edward Park, Grange Way, Colchester, Essex, CO2 8FZ

Key Features

- Stepped rent from £37,940 per annum
- Motor trade considered
- Mezzanine removal considered, subject to agreement
- Detached unit with a fenced and gated yard
- Forecourt and on-site parking
- Approx. 4.8 m eaves / 6.3 m apex height
- Electric loading door and three-phase power
- Owned by Petchey Holdings - contact landlord direct

Description

Alternative letting configuration offering approximately 2,395 sq ft excluding upper-floor accommodation. The existing mezzanine is currently in place and its removal is subject to agreement. The unit has electric loading access, separate personnel access and three-phase power, with a fenced and gated yard.

Legal Costs

Each party to bear its own legal costs.

VAT

VAT may be applicable.

Location

Edward Park is on Grange Way, approximately two miles south of Colchester city centre, with access to the inner ring road and onward connections to the A12, A120 and A14.

Accommodation

Approximate floor areas	Sq ft
Ground floor only	**2,395**
Quoted total	**2,395**

Quoted area excludes upper-floor accommodation. Mezzanine removal is subject to agreement.

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	£37,940 per annum exclusive
Year 2	£41,725 per annum exclusive
Year 3	£45,510 per annum exclusive

Viewing & Further Information
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Lower image digitally altered to illustrate proposed removal. Existing mezzanine remains in place.

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