

TO LET

Unit 22, Grange Way Business Park

Grange Way, Colchester, Essex, CO2 8HF

2,998 sq ft (278.5 sq m)

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey HOLDINGS

Unit 22, Grange Way Business Park, Grange Way, Colchester, Essex, CO2 8HF

Key Features

- Reduced rents in Years 1 and 2, subject to terms
- Detached industrial unit with a fenced and gated side yard
- Forecourt for parking and loading
- Approx. 4.8 m minimum eaves height
- Three-phase power supply
- Offices, kitchenette and WC facilities
- Owned by Petchey Holdings - contact landlord direct

Description

The ground floor provides warehouse space with loading door access, an office or trade counter and WCs. There are further offices on the first floor and a kitchenette. Rooflights provide natural light to the warehouse.

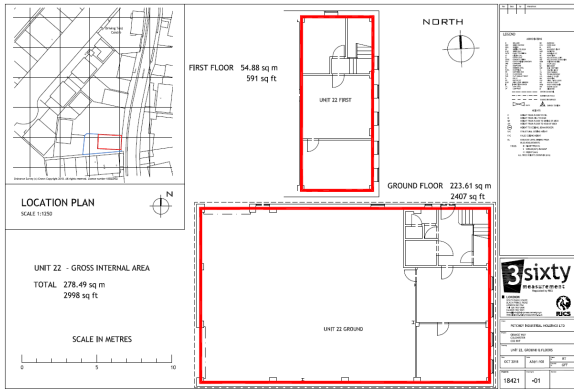
VAT

VAT is payable on the rent and service charge.

Legal Costs

Each party is to bear its own legal costs.

Floor Plan



Location

The unit is on Whitehall Industrial Estate, around two miles south of Colchester city centre, with access to the A12 via the inner ring road.

Accommodation

Approx. GIA	Sq ft	Sq m
Ground floor	2,407	223.6
First floor	591	54.9
Total	**2,998**	**278.5**

Planning

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

Rent and Outgoings

New full repairing and insuring lease. Reduced rents in Years 1 and 2 are subject to lease terms and tenant covenant.

Year 1	£31,200 p.a. plus VAT
Year 2	£34,400 p.a. plus VAT
Year 3	£37,500 p.a. plus VAT
Service charge	£1,436.66 p.a. plus VAT

Viewing & Further Information

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Disclaimer: These particulars are for general information only and do not constitute an offer or contract. Measurements are approximate. Petchey Holdings has not tested services, facilities or equipment. Interested parties should satisfy themselves by inspection and independent enquiry as to the accuracy of these particulars and all necessary planning, building regulation or other consents.

Petchey
HOLDINGS