

TO LET

Unit 12, Edward Park

Grange Way, Colchester, Essex, CO2 8FZ

3,641 sq ft (338.25 sq m)

Including existing upper-floor accommodation

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
- Detached unit with a fenced and gated yard
- Forecourt and on-site parking
- Approx. 4.8 m eaves / 6.3 m apex height
- Full-height electric loading door
- Three-phase power supply
- Ground and first-floor offices, kitchen and WCs
- Owned by Petchey Holdings - contact landlord direct

Description

Detached light industrial / warehouse premises with a full-height electric loading door and separate personnel access. The ground floor includes office / trade counter accommodation, kitchen and WC facilities. Upper-floor offices and mezzanine storage are included in the quoted total area.

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	**2,395**
Upper floors combined	**1,246**
Total	**3,641**

Includes ground floor, first-floor offices and mezzanine storage.

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
Frankie Hudson
020 8252 8000
fhudson@petchey.co.uk





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