

AVAILABLE FOR SALE FREEHOLD

Industrial / Warehouse Premises On A Self Contained Site Of
Approx. 4.8 Acres (1.96 Ha)

Centre Park, Main Road, Frating,
Colchester, Essex, CO7 7DL

PRICE

£8,500,000
(Plus VAT)

AVAILABLE AREA

Approx. 55,926 sq ft
[5,196.6 sq m]

IN BRIEF

- » Located Directly Adjacent A120
- » M25 - 48 Miles, A14 - 21 Miles, A12 - 8 Miles
- » Felixstowe Port - 32 Miles, Harwich Port - 12 Miles
- » Substantial Concrete Yard Areas
- » [Aerial / Drone Site Tour \(click here\)](#)

LOCATION

Centre Park is prominently located on Main Road in Frating with excellent access to the A120 (via the A133) and A12 trunk roads which provide easy traffic links to Stansted Airport and the East Coast Ports of Harwich & Felixstowe. Frating is located approx. six miles to the South East of Colchester, 32 miles East of Chelmsford and 20 miles South West of Ipswich. Neighboring occupiers include: Manheim Car Auctions & TBS (Penguin Book Distributors).

DESCRIPTION

A substantial self contained and gated site of approx. 4.8 acres. To the front / entrance of the site is a large car parking area with approx. 120 marked bays. Two gated entrances provide access to the majority of the site which features three main buildings providing a mix of industrial / warehouse and office (c.5,000 sq ft) accommodation together with a large area of hard standing. Each of the units are steel framed and benefit from multiple large loading doors, lighting, with eaves heights from approx. 5.4m to 7.9m, and 2.3, 6.3, and 7 ton overhead gantry cranes.

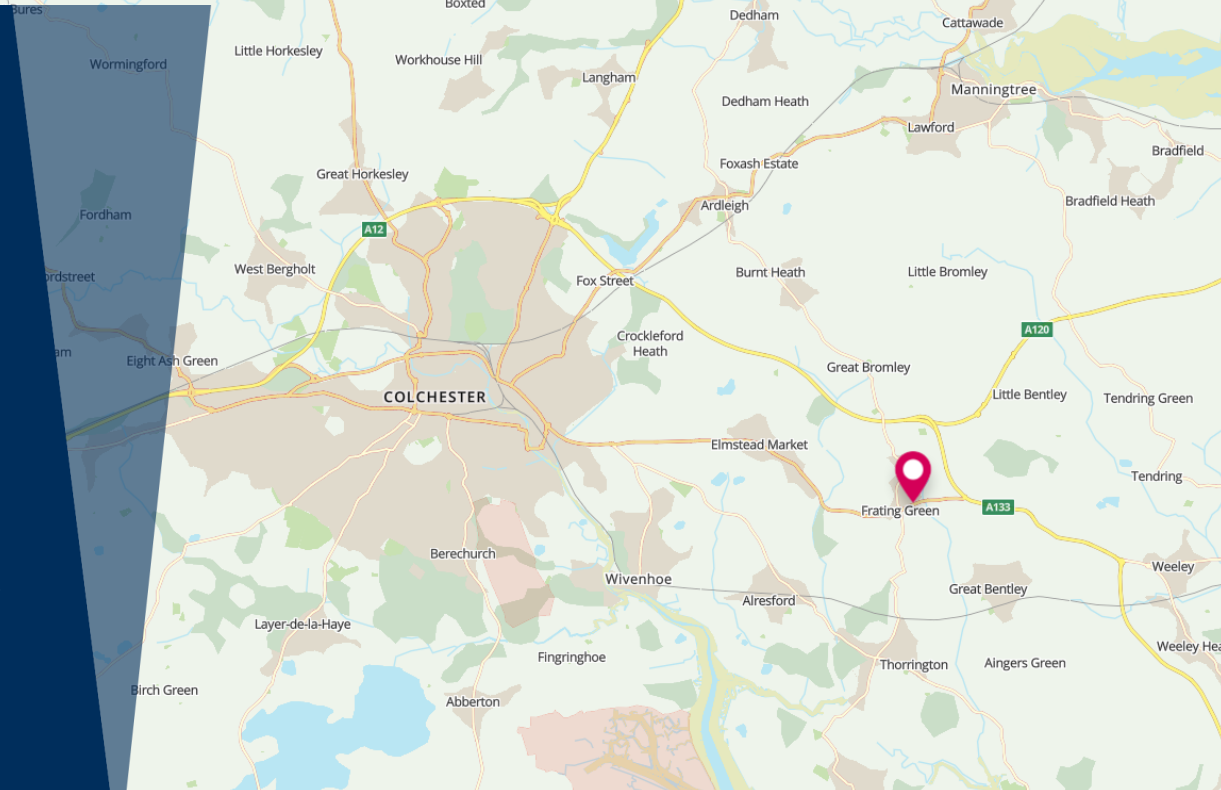
The premises are currently undergoing refurbishment works which are scheduled to be completed Q2 2025.

ACCOMMODATION

(Approximate Gross Internal Floor Areas]

- » Unit 1: 28,475 sq ft [2,645.4 sq m]
- » Unit 2: 8,253 sq ft [766.7 sq m]
- » Link: 1,561 sq ft [145.0 sq m]
- » Unit 3: 16,980 sq ft [1,577.5 sq m]
- » Mezz: 657 sq ft [61.0 sq m]
- » Total: 55,926 sq ft [5,195.6 sq m]

Plus a separate surfaced yard of approx. 25,000 sq ft (0.57 Acres)





TERMS

The premises are available for sale freehold at £8,500,000 plus VAT.

SERVICE CHARGE

We are advised that no service charge is applicable.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £212,000.

Therefore estimated rates payable of approximately £116,000 for the current year.

Interested parties are advised to make their own enquiries.

PLANNING

We are advised that the site benefits from an existing, and well established, B2 planning consent.

Interested parties are however advised to make their own enquiries with the planning department at Tendring District Council.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises have been assessed with current ratings between A(23) and C(55) of the energy performance assessment scale.

Full copies of the EPC assessments are available upon request.

VAT

VAT will be applicable on the purchase price. All prices are exclusive of VAT under the Finance act 1989.

ANTI-MONEY LAUNDERING REGULATIONS

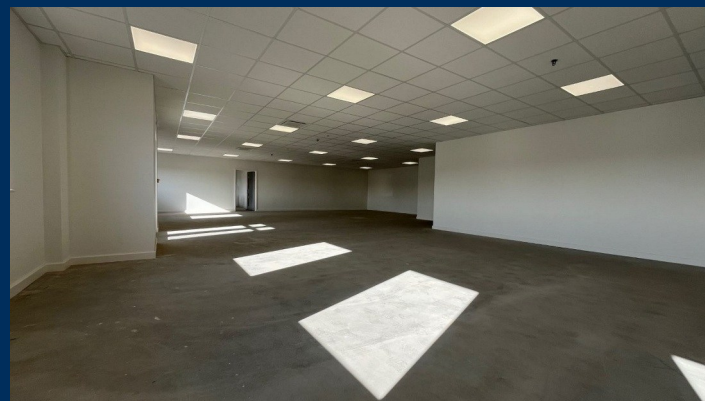
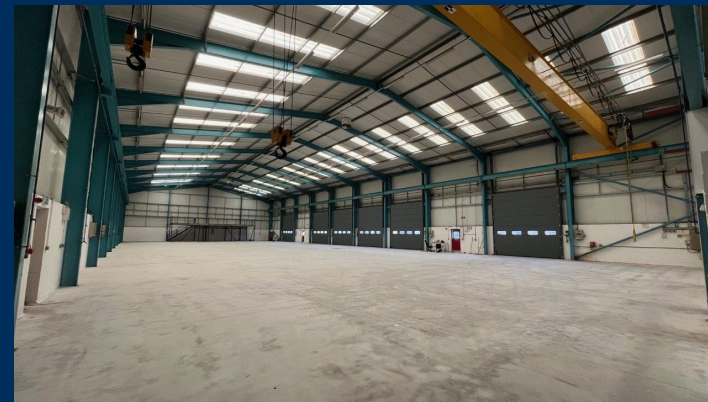
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchasers identity prior to the instruction of solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE AGENTS:**

Fenn Wright
882 The Crescent
Colchester Business Park
Colchester
Essex CO4 9YQ

Contact:
Michael Moody / Jeremy Newman
T: 01206 854545
E: colchestercommercial@fennwright.co.uk

fennwright.co.uk
01206 854545



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created 12 June 2025

Fenn Wright

