

AVAILABLE TO LET

Light Industrial / Warehouse Unit With Fenced And Gated Yard

Unit H, Global Park, Eastgates,
Colchester, Essex, CO1 2TJ

RENT

£62,000
per annum

AVAILABLE AREA

6,325 sq ft
[587.6 sq m]

IN BRIEF

- » Reception / Office, WCs & Shower Facilities
- » Large Mezzanine Floor
- » Approx. 6.9m Pitch & 4.5m Eaves
- » Good On Site Car Parking / Loading Space
- » Easy A12/A120 Access Via Ipswich Road

LOCATION

Global Park is an established commercial estate which benefits from good communications to the City Centre and inner ring road system which leads to the A12/A120. Close by is the main line railway station (London Liverpool Street approx. 55 mins) and the Colchester Town Station.

DESCRIPTION

The unit benefits from a personnel door providing access to a reception / office area and W/C / shower facilities.

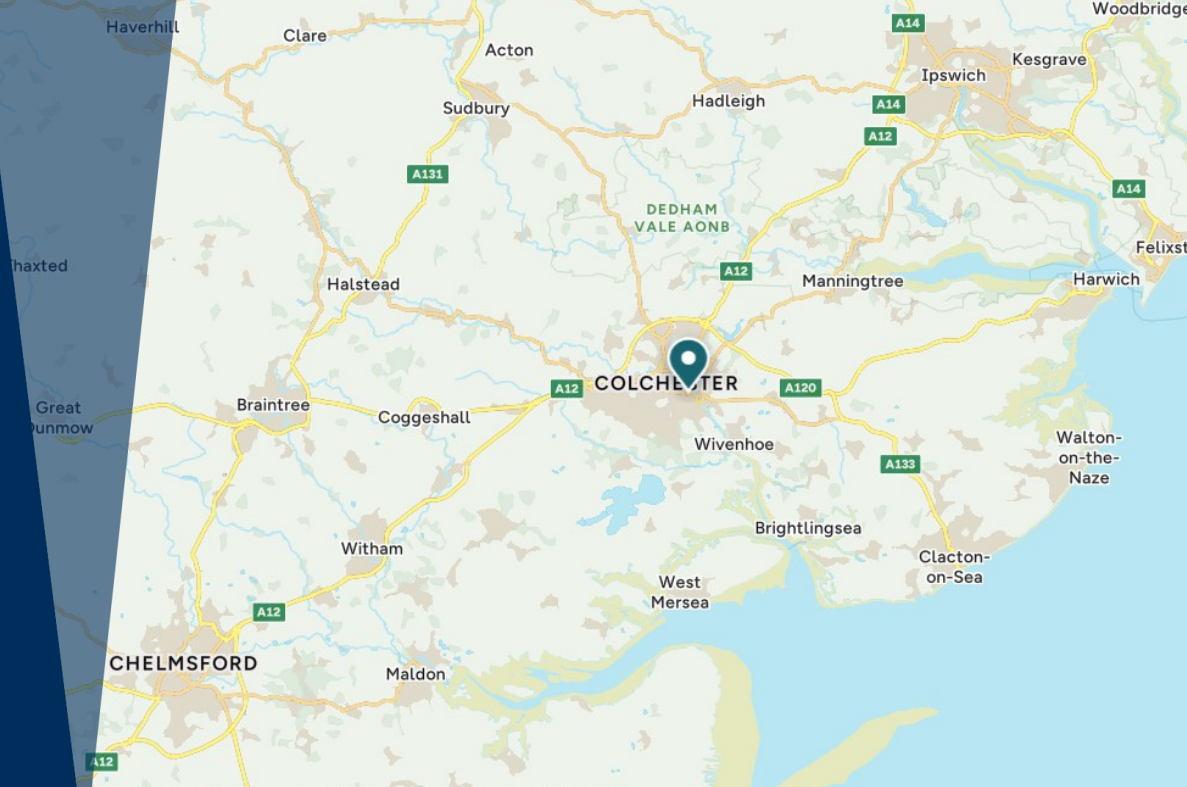
The warehouse area is accessed via a large loading door (approx. 5.9m wide x 5.1m high) and benefits from an eaves height of approx. 4.5m and pitch height of 6.9m. Translucent roof lights provide natural light along with other light fittings. A mezzanine floor provides additional storage space.

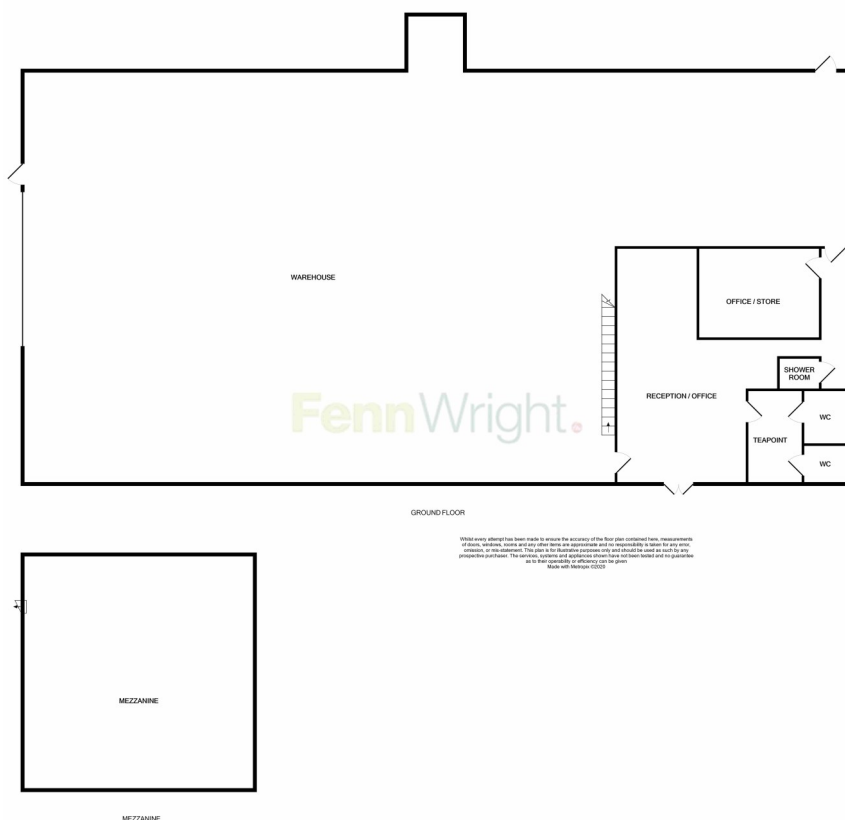
Externally there are seven on site car parking spaces along with a fenced, gated and concreted yard area behind.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

| | | |
|------------------------|-------------|----------------------|
| » Warehouse: | 4,551 sq ft | [422.8 sq m] approx. |
| » Office & Facilities: | 887 sq ft | [82.4 sq m] approx. |
| » Mezzanine Floor: | 887 sq ft | [82.4 sq m] approx. |
| » Total: | 6,325 sq ft | [587.6 sq m] approx. |





TERMS

The unit is available To Let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £62,000 per annum (plus VAT), payable quarterly in advance.

We are advised that VAT is applicable at the prevailing rate.

SERVICE CHARGE

We are advised that a service charge is applicable to cover the repair and maintenance of the external communal areas.

For the current year the approx. cost is £0.59 per sq ft (plus VAT).

BUILDINGS INSURANCE

The landlord will arrange the buildings insurance and will recover this from the tenants. The approx. costs for the current year to be confirmed.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £32,250. Therefore estimated rates payable of approximately £16,095 for the current year. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class E (124) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

VAT

VAT will be applicable on the rent and service charge. All rents and prices are exclusive of VAT under the Finance Act 1989.

LEGAL COSTS

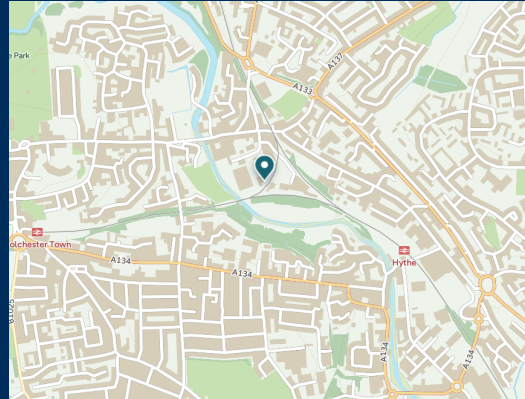
Prior to the instruction of solicitors the tenant will be required to pay a non-refundable administration fee of £750.00 plus VAT. Each party will otherwise bear their own legal costs involved with this transaction.

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

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Particulars created 11 June 2025

Fenn Wright

