



AVAILABLE FOR SALE FREEHOLD

Business Unit With Mezzanine Office/Stores & On Site Car Parking

16 Moorside Business Park, Eastgates,
Colchester, Essex, CO1 2ZF

SALE

£225,000
(no VAT)

AVAILABLE AREA

1,916 sq ft
[178 sq m]

IN BRIEF

- » Well Presented Self Contained Business Unit
- » Flexible Layout With Glazed Frontage
- » Mezzanine Floor Providing Offices / Storage & WC
- » 11.25 Kw Solar System (installed 2015)
- » Two On Site Car Parking Spaces

LOCATION

The unit is situated within Moorside Business Park, Eastgates, a mixed commercial and leisure area benefitting 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).

DESCRIPTION

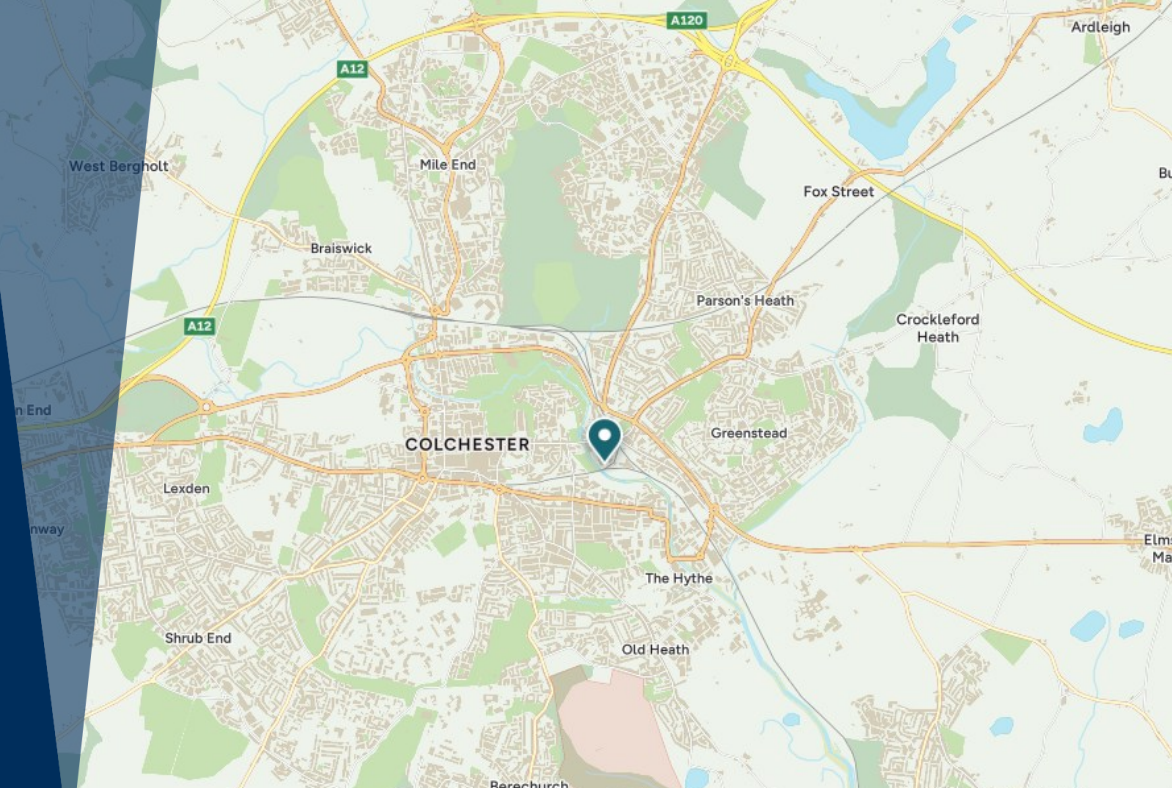
A self contained business unit of brick/block construction with part insulated clad elevations under a pitched and insulated roof with a full mezzanine floor. There is a double glazed frontage behind an electrically operated loading door which provides access to the ground floor area which is two areas and fitted out to include; slatwall panels, carpets, suspended ceiling with LED lighting, electric wall mounted heaters, WC and tea point. A separate personnel door provides access to the first floor which is predominantly open plan with a single partitioned office area and a WC and tea point. The first floor is carpeted with a suspended ceiling and florescent lighting. We are advised that the premises have a three phase electricity supply, gas supply and mains water supply. There is an 11.25 kw solar system with the a feed in tariff. Further information is available upon request.

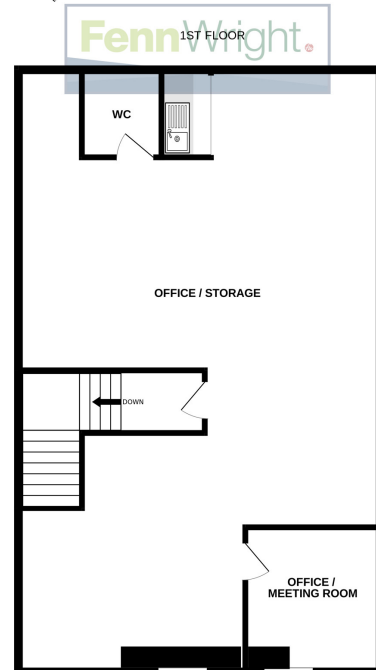
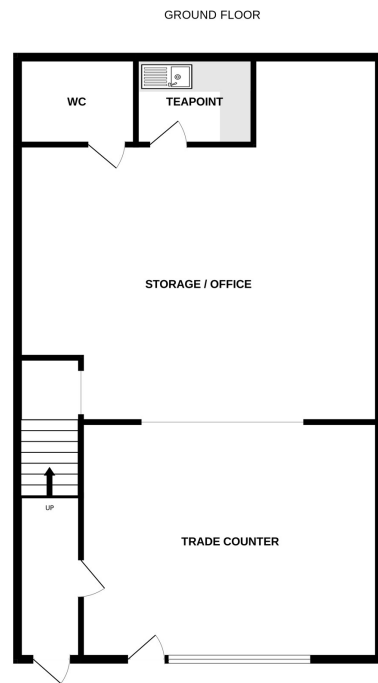
There are two car parking spaces demised in the communal car park. There are additional unallocated visitor car parking bays provided on site.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- | | | |
|-----------------|-------------|-----------------------|
| » Ground Floor: | 960 sq ft | [90.3 sq m] approx. |
| » First Floor: | 956 sq ft | [87.7 sq m] approx. |
| » Total: | 1,916 sq ft | [178 .0 sq m] approx. |





TERMS

The premises are available For Sale Freehold with vacant possession at £225,000 (no VAT).

SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, lighting, security, car park and landscaping. The approx. cost for the current year is £1,000 plus VAT, payable quarterly in advance.

BUSINESS RATES

We have been informed that the rateable value is £12,500. We estimate that the rates payable are likely to be in the region of £6,250 per annum.

For rateable values between £12,000 and £15,000 concessionary rates relief may be available subject to eligibility.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

PLANNING

We are advised that the premises benefit from B1 (offices/R&D/light industrial) / B8 (storage & distribution) planning consent which was granted in 2007. Interested parties are advised to make their own enquiries with the local planning authority.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (52) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

We are advised that VAT is not applicable. All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

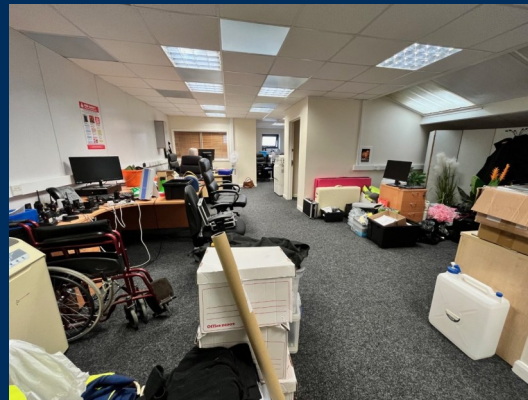
Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

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

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

Contact:
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 23 July 2025

