

**TO LET**  
**£24,636 PAX**  
**plus VAT**

**LIGHT INDUSTRIAL**  
**UNIT EXTENDING TO**  
**APPROX. 2,053 SQ. FT.**



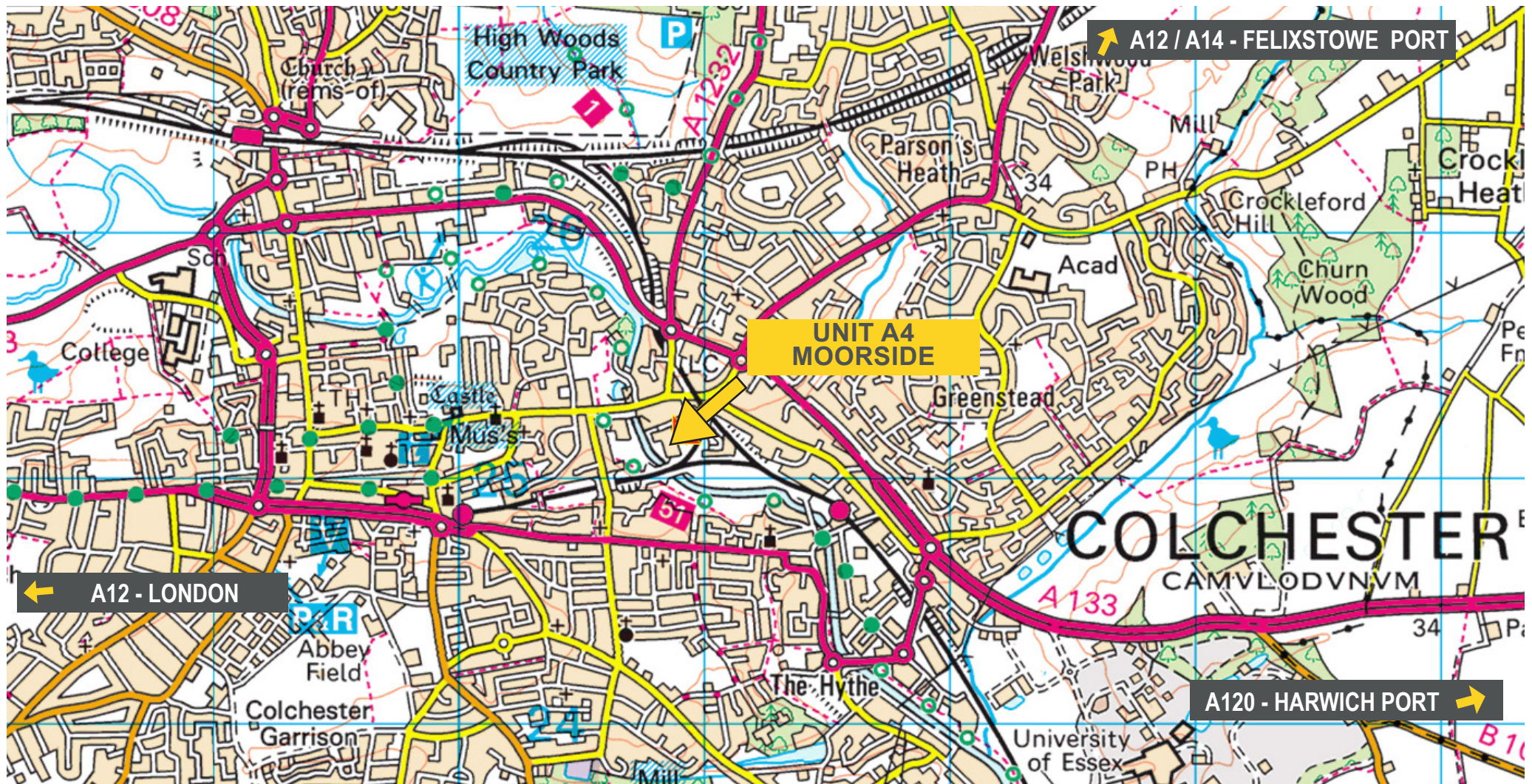
**UNIT A4**  
**MOORSIDE BUSINESS PARK, COLCHESTER**  
**ESSEX, CO1 2ZF**

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

## LOCATION AND SITUATION

The property is situated on the well-established Moorside Business Park, approximately 1 mile East of Colchester City Centre. The estate has good transport links to the A12 & A120, located approximately 3 miles north, via Ipswich Road Roundabout.

Harwich port is 20 miles to the east, Felixstowe port, 30 miles to the northeast and London, 60 miles southwest. Moorside Business Park is a gated estate that benefits from an onsite manager, CCTV and visitor parking spaces. Other nearby occupiers on the site include Royal Mail, E-Tec Power Management, Extreme 4x4, Angelas Coffee Shop and The Furniture Outlet.



## DESCRIPTION

Unit A4 comprises a mid-terraced industrial unit constructed of steel portal frame, block and clad elevations beneath a pitched insulated roof. The property benefits from a concrete floor, fluorescent strip lighting, pedestrian access door and a electric roller shutter door to the front (3.38 high x 2.9 wide). We understand the property benefits from mains electricity and a water supply. The height to the underside of eaves is approx. 4m and 6.64m to apex.

Externally the property benefits from three allocated parking spaces and has access to further visitor spaces on site.

Alternative use classes may be considered.

## ACCOMMODATION (approximate)

Warehouse	-	177.48 m2	(1,910 sq. ft.)
Mezzanine	-	13.27 m2	(143 sq. ft.)
<b>Total</b>	-	<b>190.75 m2</b>	<b>(2,053 sq. ft.)</b>

## TERMS & RENTAL

The property is available to Let by way of a new Full Repairing and Insuring Lease at £24,636 plus VAT per annum exclusive.

## SERVICE CHARGE

A service charge is payable for the estate management including general site maintenance, CCTV, rubbish collection etc.

The service charge is levied at £2,400 plus VAT per annum.

## VAT

The property is elected for VAT.

## RATEABLE VALUE

The local authority is Colchester City Council, and we understand the property has a Rateable Value of £20,750.

## EPC - D (79)

## LEGAL FEES

Each party is to bear their own legal fees in respect of this transaction.



## VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors. FAO Max Copeland

T: 01206 563 222

E: [max@nicholaspercival.co.uk](mailto:max@nicholaspercival.co.uk)

REF: C5908

Beacon End Farmhouse, London Road  
Stanway, Colchester, Essex CO3 0NQ

[www.nicholaspercival.co.uk](http://www.nicholaspercival.co.uk)

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.