

LOCATION

Westside Centre is located along the London Road in Stanway, Colchester, approximately ½ mile south of the A12 junction at Eight Ash Green adjacent to the Tollgate Retail Park.

From Colchester proceed along the London Road at Tollgate Roundabout continue straight on towards Copford and the entrance to the Westside Centre is approximate 0.5 mile on the left-hand side immediately before the Lancaster Mercedes Car Showroom.

Immediate occupiers include Brewers, CEF, Hospice, Hairways, Mercedes-Benz, Protyre, Isite.

DESCRIPTION

The premises comprise a modern trade counter/warehouse premises with ground and first floor offices extending to a gross internal area of approximately 4,339 sq ft (403 sq m) benefiting from ground and first floor office accommodation with roller shutter door access (width 5 m x height 6 m) and service door. W.C. and kitchen facilities, electric heating to offices with air conditioning (heating and cooling) to first floor, suspended ceilings and aluminium double glazed window.

ACCOMMODATION

Floor	Description	Sq. m	Sq. ft.
Ground Floor	Warehouse	301.8	3,240
Ground Floor	Office	47.5	511
First Floor	Office	53.8	579
Total		403.1	4339

TERMS

Available to let by way of a new Full Repairing and Insuring lease for a term to be agreed from June/July 2025 at £55,000 per annum exclusive plus VAT.

SERVICE CHARGE

There is a service charge of 10% plus VAT of the rent payable for the upkeep and maintenance of the estate road and landscaping.

RATES

The property has a rateable value of £33,500.

EPC

The property has an Energy Performance Rating of E121.



VIEWING

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

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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.