

## TO LET

**Unit 7, Moss Road Stanway Colchester CO3 0LE**

MOT & Vehicle Repair Workshop / Trade Counter / Warehouse.  
Suitable for alternative uses, subject to planning consent.

To Let: £60,000 per annum exclusive, plus VAT



**NP** NICHOLAS  
PERCIVAL

Incorporating **BS** BIRCHALL STEEL



- **Gross Internal Area: 5,255 Sqft ( 488 Sqm )**
- **Rent: £60,000 per annum exclusive, plus VAT**
- **Rare opportunity**
- **Unexpectedly available**
- **High-quality, modern detached warehouse/workshop**
- **Excellent secure yard and parking**
- **Two full-height electric roller shutter doors**
- **Wash bay with interceptor**
- **Three phase electricity**

### Location.

Moss Road is situated approximately 2 miles south-west of Colchester town centre and 1.5 miles east of Tollgate Retail Park. Peartree Road, from which Moss Road branches off, is a vibrant retail and commercial hub featuring occupiers such as Co-Operative Supermarket, Hatfield's Furniture & Interiors, Greggs, Huws Gray, Halfords, Toolstation, Screwfix, Wolseley Plumbing and Heating, Brewers, Anytime Fitness, and St Helena Hospice.

### Situation.

The property is positioned at the end of Moss Road on the right-hand side, with secure entrance gates opposite Unit 3, Wolseley Plumb & Parts. To the north lies a large warehouse with yard facilities, alongside a modern warehouse subdivided into three units occupied by Anytime Fitness, Jungle Adventures, and Iceni Gymnastics.

### Description.

A rare chance to lease modern B1/B8 vehicle repair and MOT premises in Stanway, Colchester. The property features steel-framed construction with cavity brick and block walls to approximately 8'3" (2.51m), topped by profile metal sheet cladding. The eaves height measures 14'6" (4.42m). The rectangular layout includes two full-height electric roller shutter doors, gas blower heating, office space, and WC facilities. Externally, there is a secure concrete yard area.

### Accommodation.

Warehouse: 4,765 Sqft (443 Sqm ) First-Floor Storage: 490 Sqft ( 45 Sqm )

### Services.

We understand that mains three-phase electricity, water, drainage, and gas are connected to the property

### Town Planning.

The property is located within the designated employment area of Peartree Road/Peartree Retail Park. According to the Colchester Borough Council planning portal, the relevant planning history includes:

Reference	Description	Decision	Decision Date
F/COL/04/0189	Erection of B1/B8 building	Approve Conditional	23 Mar 2004
C/COL/05/1525	Change of use to classes B1/B8, vehicle repairs and hire and M.O.T station.	Approve Conditional	23 Mar 2004



## Terms.

The property is available on a new Full Repairing and Insuring (FRI) lease for a term to be agreed, incorporating upward-only rent reviews.

## Business Rates.

Based on informal enquiries with the Valuation Office Agency, the property is assessed under the 2026 Rating List as follows:

Address	Description	Floor Area	Rateable Value (1st April 2026)
Unit 7 Moss Road, Colchester CO3 0LE	Store and premises	522.67m <sup>2</sup>	£45,750 – Rates Payable circa £20,000 -financial year 2026/2027)

Interested parties should verify details directly with Colchester City Council Rates Department on 01206 282222

## Legal Costs.

Each party to bear their own legal costs in relation to any transaction.

## Anti-Money Laundering (AML).

A successful tenant will be required to provide information to satisfy AML requirements upon agreement of Heads of Terms.

## Viewing

Strictly by appointment only via sole agents Nicholas Percival

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Max Copeland | [Max@nicholaspercival.co.uk](mailto:Max@nicholaspercival.co.uk)

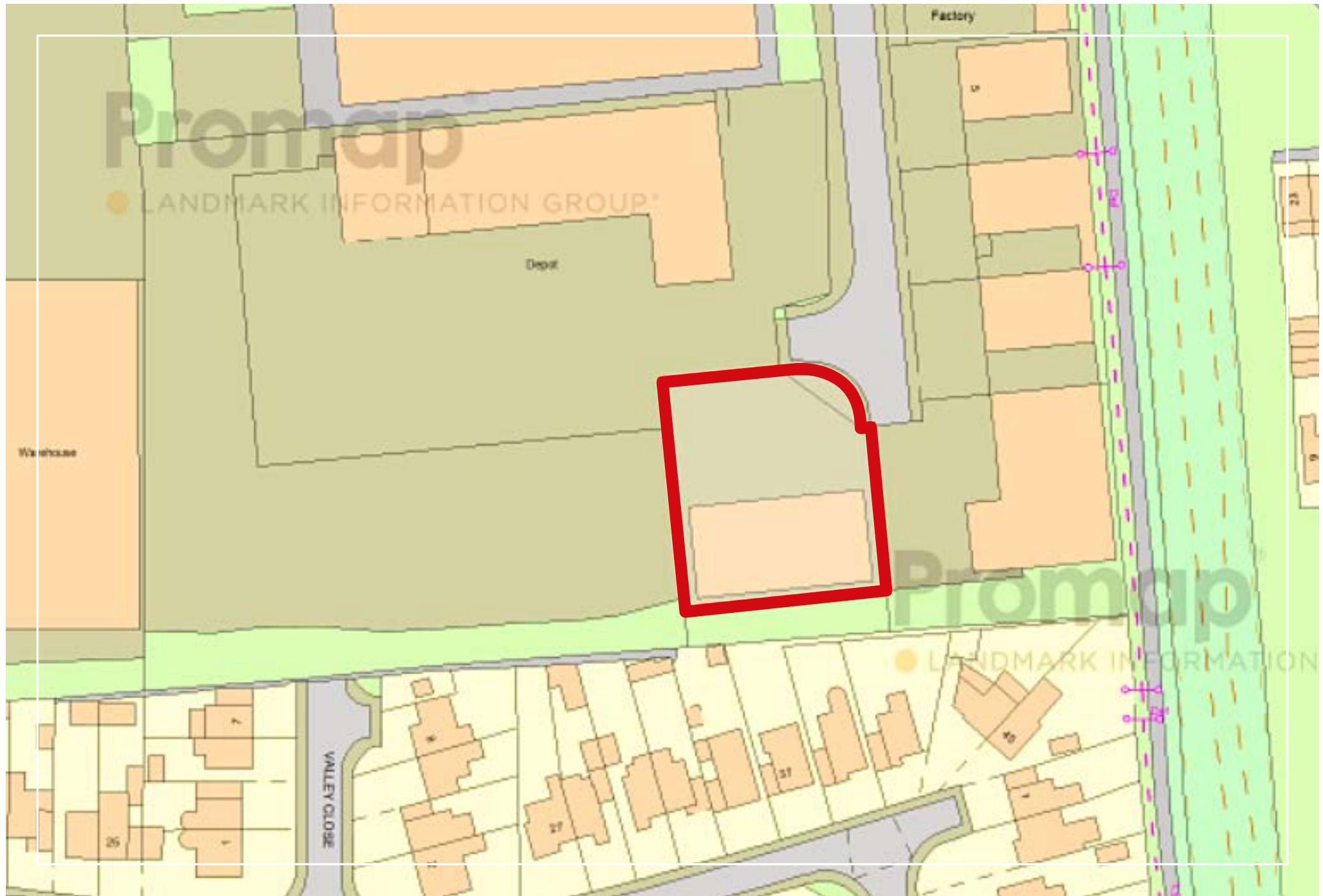


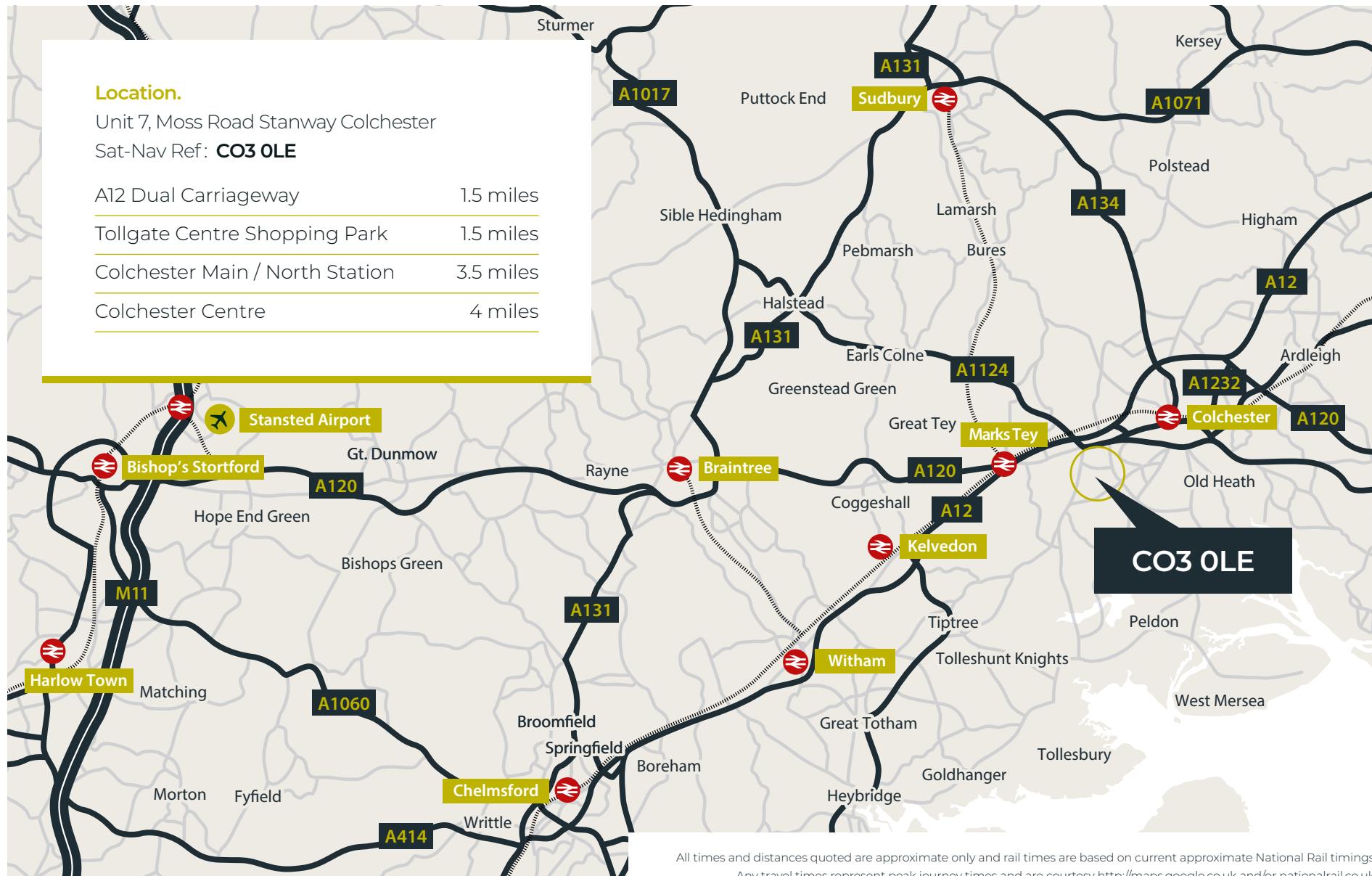
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Web: [nicholaspercival.co.uk](http://nicholaspercival.co.uk)

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.