

**AVAILABLE TO LET OR FOR SALE FREEHOLD**

Detached Industrial / Business Premises On A Substantial Fenced & Gated Site

Port Plaza, Port Lane,  
Colchester, Essex, CO1 2FT

**TO LET**

**£85,000**  
plus VAT

**AVAILABLE AREA**

**15,280 sq ft**  
[1,420 sq m]

**SALE**

**POA**

## IN BRIEF

- » **Approx. 1.3 Acre Self Contained Site**
- » **Warehouse / Storage Areas With Loading Doors**
- » **Offices & W/C Facilities**
- » **Ample On Site Car Parking Spaces**
- » **Easy City Centre Access & Close To A12/A120**

## LOCATION

The unit is prominently located fronting Port Lane approximately 2 miles to the south of Colchester City Centre. Access is available via the inner ring road system to the A12/A120 which provides easy access to the east coast ports of Harwich and Felixstowe and Stansted Airport, and Colchester's main line railway station (London, Liverpool Street approx. 55 mins).

## DESCRIPTION

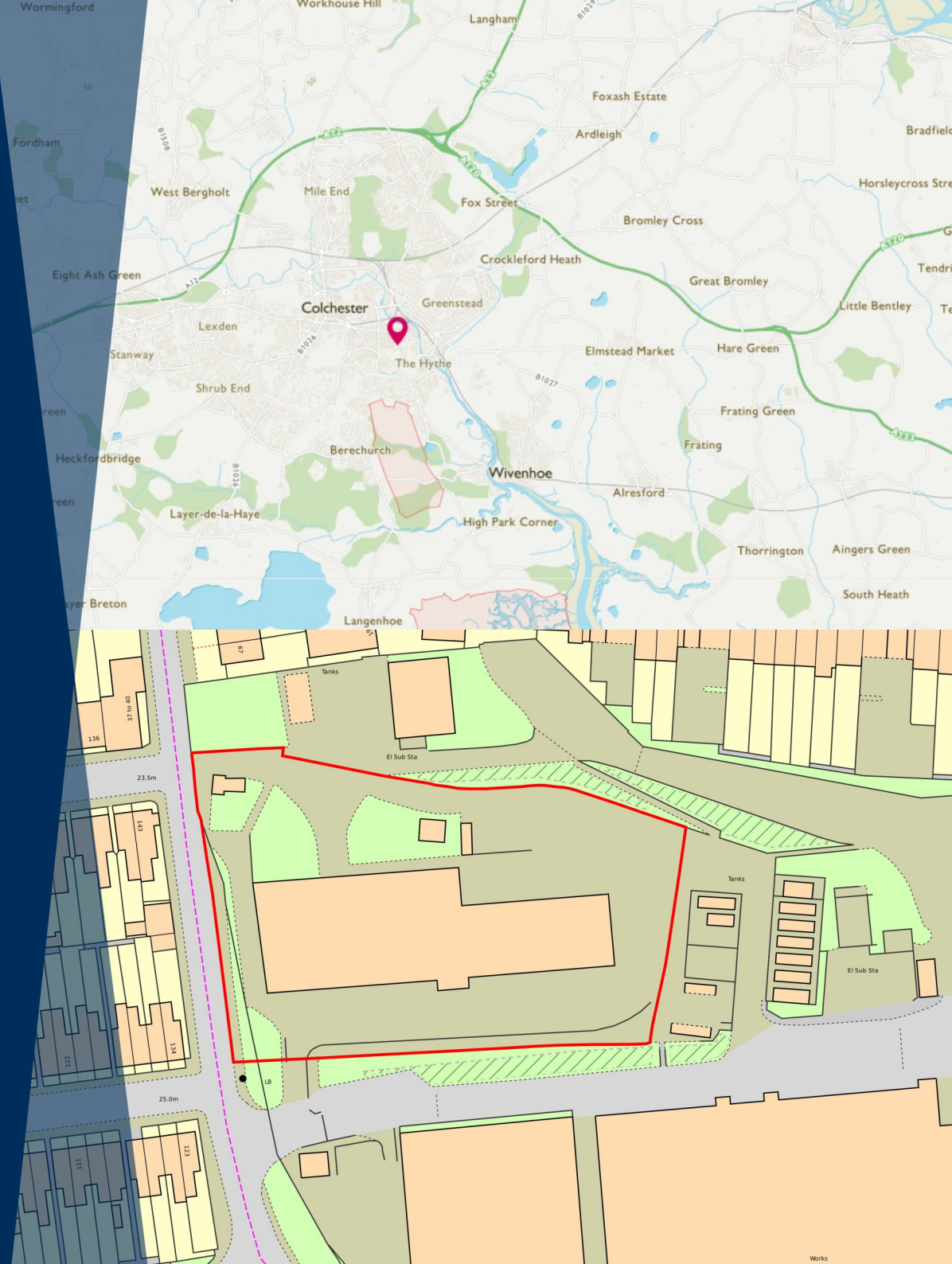
A substantial self contained, fenced & gated (two access points), site totaling approx. 1.3 acres with a concrete / tarmac surface providing excellent on site car parking and loading / unloading areas. The premises consist of a detached building of steel frame construction with brick elevations and an insulated roof incorporating transparent roof lights (new roof installed 2016). The premises also feature aluminum double glazed windows (installed 2016).

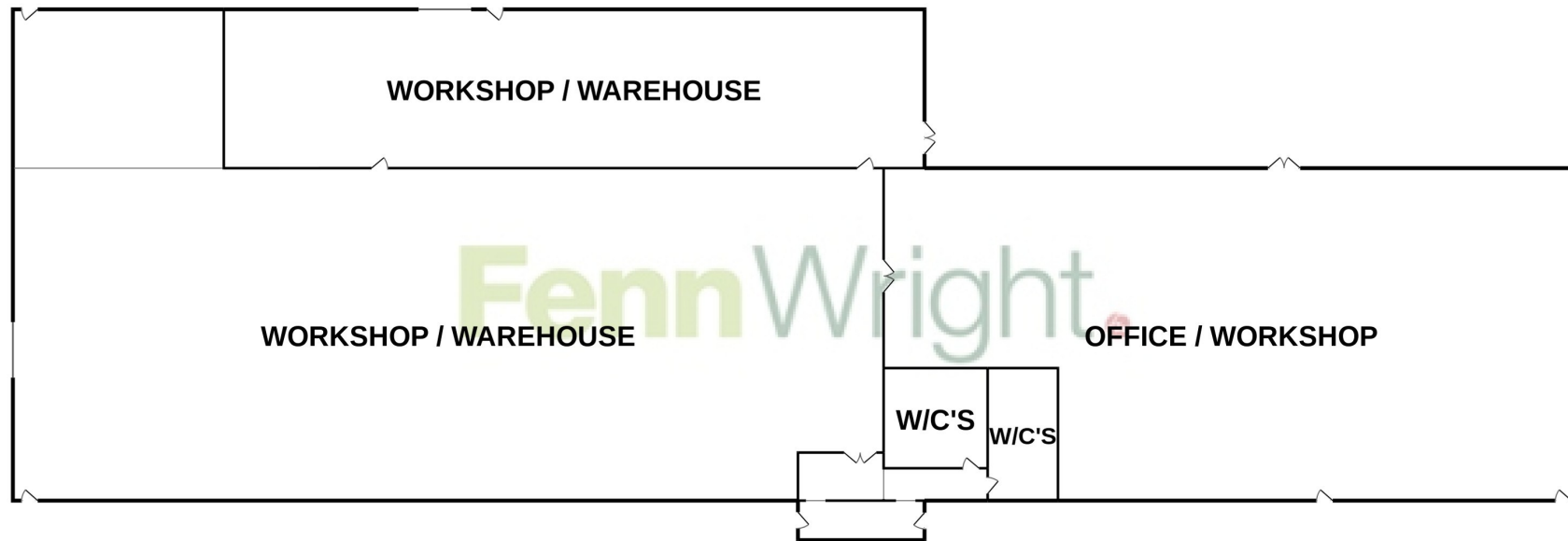
The warehouse has an eaves height of approx. 3.3m and a pitch height of approx. 6.4m. There are two electrically operated loading doors providing access to the warehouse. A large office / workshop area is provided with a suspended ceiling (height approx. 2.7m). The site benefits from a mains gas supply, three phase electricity supply and mains water supply.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » **Warehouse** 9,950 sq ft [924.4 sq m] approx.
- » **Workshop/Offices & Facilities:** 5,330 sq ft [495.2 sq m] approx.
- » **Total:** 15,280 sq ft [1,419.6 sq m] approx.





### TERMS

The premises are available To Let on a new lease, flexible terms to be agreed, at a rent of £85,000 per annum plus VAT. Alternatively consideration will be given to a freehold sale, price available upon application.

### BUILDING INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. The approx. cost for the current year is £5,000.

### BUSINESS RATES

We have been informed that the rateable value is £58,000. We estimate that the rates payable are likely to be in the region of £29,700 per annum.

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

### ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (75) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

### PLANNING

We are advised that the premises have been used for light industrial purposes for the past twenty plus years with no restrictions on noise or working hours. Interested parties are advised to make their own enquiries direct with the local planning authority.

### VAT

We are advised that VAT is applicable on the rent/price. 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 AGENTS:**

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Essex CO4 9YQ**

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OS licence no: TT000311015

Particulars created 30 April 2025

**Fenn Wright**

