



AVAILABLE TO LET

Light Industrial Unit With Mezzanine Floor & On Site Car Parking

**Unit G, Global Park, Eastgates,
Colchester, Essex, CO1 2TJ**

RENT

£22,200
per annum

AVAILABLE AREA

2,530 sq ft
[235.0 sq m]

IN BRIEF

- » Well Presented Industrial Unit On A Gated Site
- » A Busy Mixed Commercial Estate
- » On Site Car Parking Spaces
- » Mezzanine Floor
- » Loading Door (Approx. 2.75m Wide x 3m Height)

LOCATION

Global Park is a well-established commercial business park, ideally located with excellent access to Colchester city centre, the inner ring road, and the A12/A120.

The estate is also conveniently situated close to Colchester's mainline railway station, providing direct services to London Liverpool Street in approximately 55 minutes. A range of nearby retail, leisure and food outlets further enhance the location's appeal.

DESCRIPTION

The unit is accessed via a personnel entrance together with a large loading door (approximately 2.75m wide x 3.0m high) leading into the main warehouse, which provides an eaves height of approximately 3.2m, rising to an apex of 4.75m.

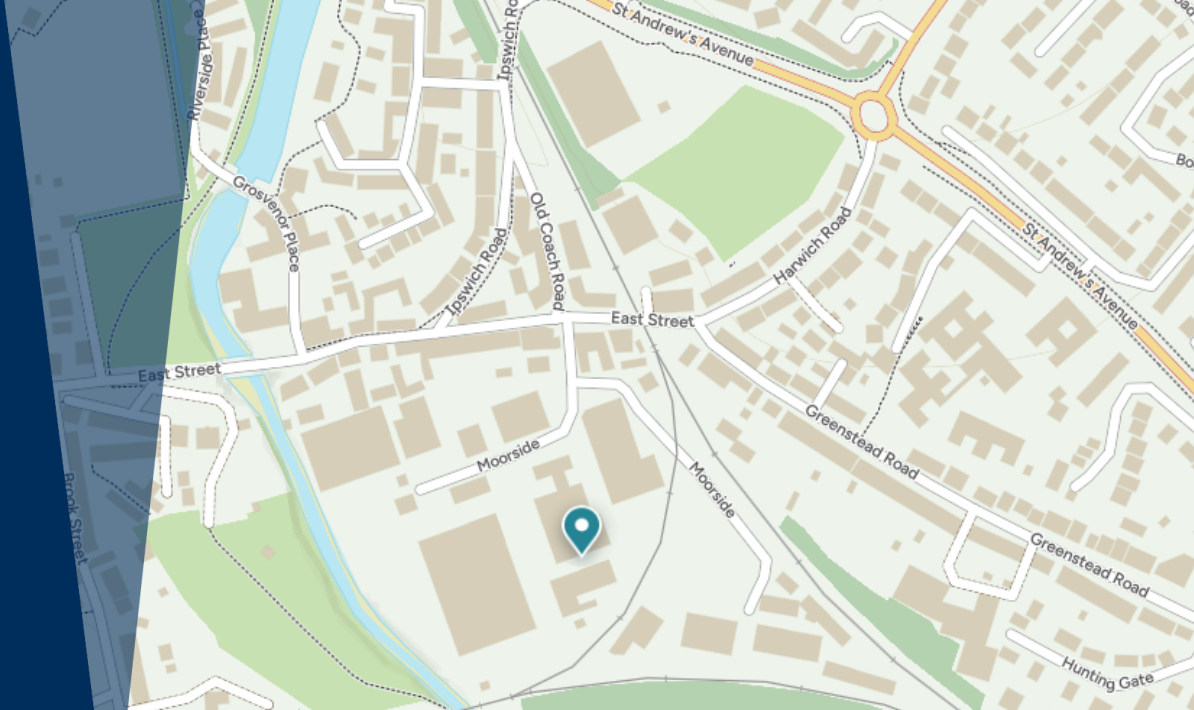
A mezzanine floor provides additional storage accommodation and incorporates a separate store to the rear, offering flexible space for a variety of business uses. The unit also benefits from three-phase electricity and WC facilities.

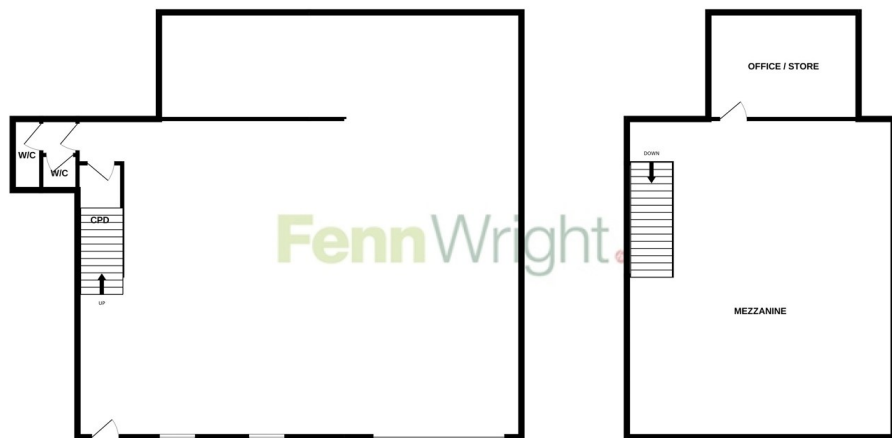
Externally, the property includes two allocated parking spaces, one immediately adjacent to the unit and a second within the estate's designated parking area, together with additional visitor parking available on-site.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Ground Floor:	1,619 sq ft	[150.4 sq m] approx.
» Mezzanine	911 sq ft	[84.6 sq m] approx.
» TOTAL:	2,530 sq ft	[235.0 sq m] approx.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £22,200 per annum plus VAT.

SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas.

The approx. cost for the current year is £1,121.62 plus VAT.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £15,500. Therefore estimated rates payable of approximately £6,696.

We recommend all parties make their own direct enquiries with the local rating authority.

BUILDINGS INSURANCE

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant.

The approx. cost for the current year is £327.39 plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (61) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

The property is elected to VAT. Prospective tenants should therefore be aware that VAT will be payable at the prevailing rate on the rent and service charge.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

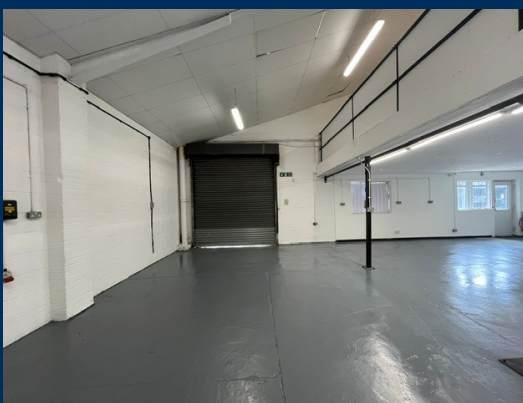
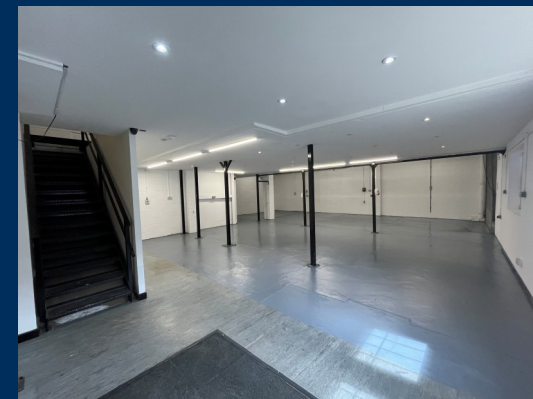
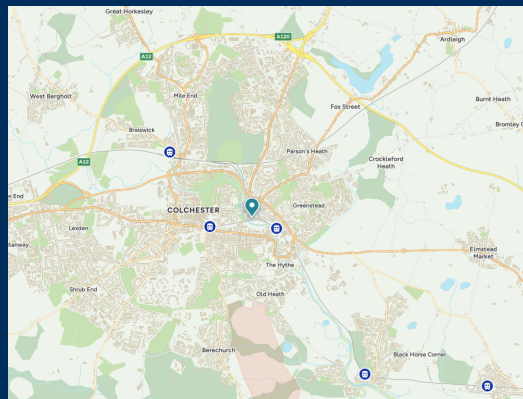
Anti-Money Laundering Regulations require Fenn Wright to verify the identity, private address and source of funds (where applicable) of prospective purchasers and tenants prior to solicitors being instructed. An administration fee is payable and further details are available upon request.

VIEWINGS STRICTLY BY APPOINTMENT VIA JOINT LETTING AGENTS:

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OS licence no: TT000311015

Particulars created 21 August 2026

