



AVAILABLE TO LET

Trade Counter / Warehouse / Business Unit With Mezzanine Floor

17 Angora Business Park, Peartree Road,
Colchester, Essex, CO3 0AB

RENT

£33,500
per annum

AVAILABLE AREA

3,154 sq ft
[293 sq m]

IN BRIEF

- » Trade Counter / Warehouse / Business Premises
- » Neighbouring Occupiers Include Screwfix And Toolstation
- » Mezzanine Floor, Tea Point And Accessible WC Facilities
- » Four Allocated Car Parking Spaces Plus Visitor Spaces
- » Established Business Location

LOCATION

Angora Business Park is a development of trade counter / industrial / retail units prominently located on the popular Peartree Road directly opposite the East of England Co-op Food Store and adjacent to Hatfield's Furniture store. The A12 trunk road is just 1 mile distant and Colchester city centre and main line railway station is approximately 3 miles to the east.

Other occupiers on site include; Halfords Garage Services, Screwfix, Toolstation and Angling Direct.

DESCRIPTION

The premises are of steel portal frame construction under a pitched roof, incorporating translucent roof lights, with brick block / insulated clad elevations. The specification includes a large loading door (approx. 3.9m wide x 3.8m high), a glazed front elevation with a personnel entrance leading into an office / trade counter area, which in turn leads to another office / directors office and a large open-plan warehouse area.

The Warehouse benefits from lighting, three phase power supply and a fire alarm system. Eaves height approx. 4.16m and apex height approx. 6.18m. The premises have also been fitted with a substantial mezzanine floor, along with a tea point and WC facilities.

Externally, the property offers allocated parking for four cars, a forecourt area for loading and unloading, and ample unallocated visitor parking on-site.

Please note: Air conditioning units shown in some photographs have been removed and are not included with the unit.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Ground Floor: 2,201 sq ft [204.5 sq m] approx.
- » Mezzanine Floor: 953 sq ft [88.5 sq m] approx.
- » Total: 3,154 sq ft [293.0 sq m] approx.



TERMS

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £33,500 per annum plus VAT.

Note: A new letting is subject to the simultaneous surrender of the existing lease.

SERVICE CHARGE / BUILDINGS INSURANCE

A service charge is applicable to cover maintenance of the communal areas / car park, and landscaping, lighting and security (including CCTV). Approximate cost for the current year is £1,049 plus VAT, payable on account.

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. Exact costs are dependent upon the type of business. Contents insurance is the responsibility of the tenant.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £25,500.

Therefore estimated rates payable of approximately £11,016.

Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class B (31) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

VAT

VAT will be applicable on the rent and service. All rents and prices are exclusive of VAT under the Finance act 1989.

PLANNING

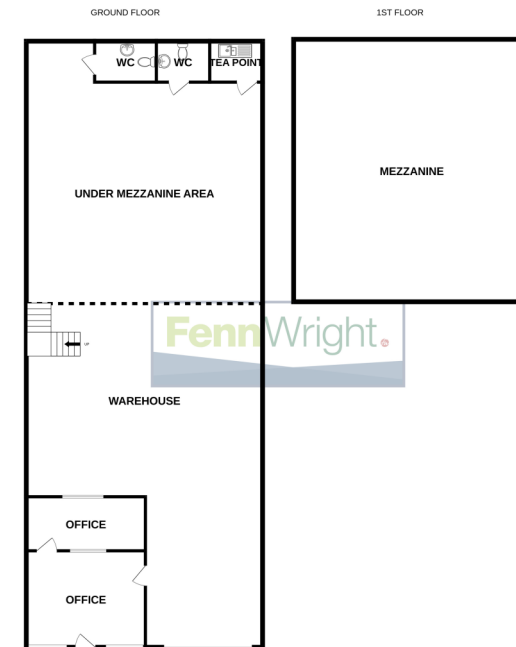
We are advised that the premises have planning consent for Use Class B1, B2 & B8. Permitted hours 07:00 - 20:00 weekdays & Saturdays, and 08:00 - 16:00 for Sundays and public holidays. Further information is available upon request.

LEGAL COSTS

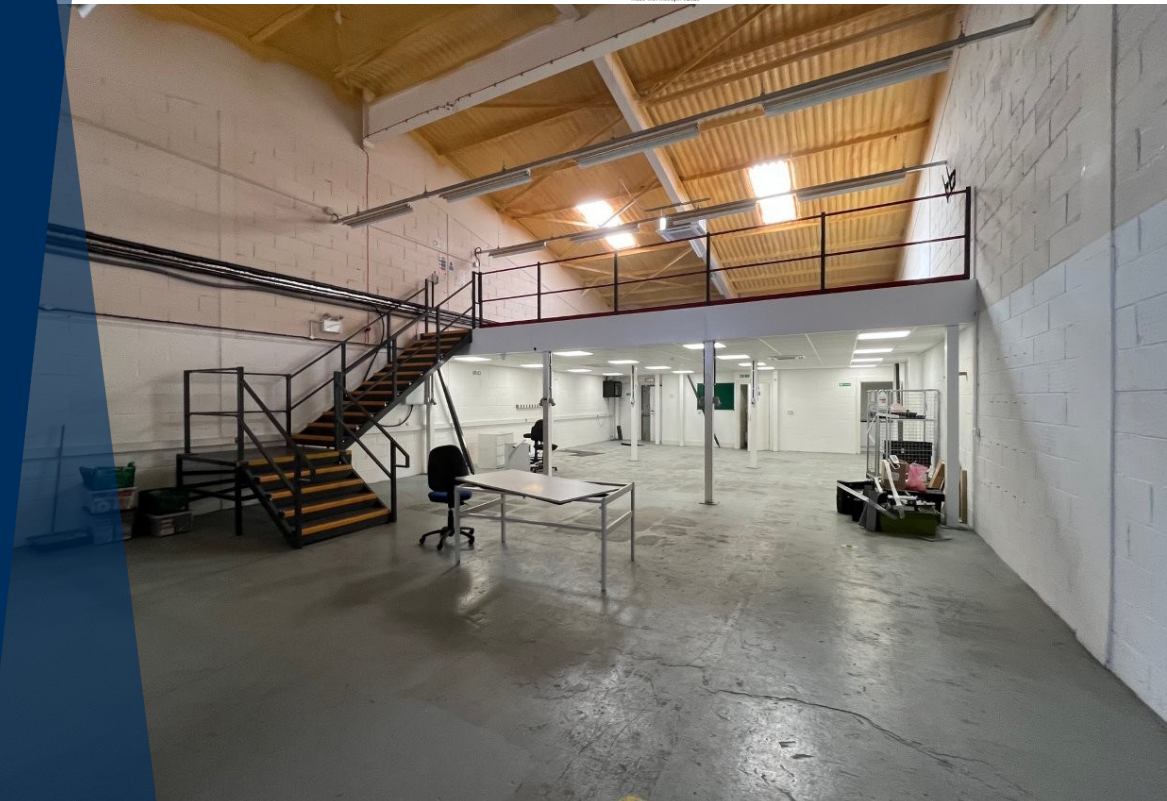
Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to verify the identity, private residence 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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plots, 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 is given to their functionality or efficiency can be given. Made with Metapex C0205



VIEWINGS STRICTLY BY APPOINTMENT
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Particulars created 18 August 2026

