

AVAILABLE TO LET

Light Industrial / Business Unit On A Gated Site

3 King Edward Quay,
Colchester, Essex, CO2 8JB

RENT

£25,500
per annum

AVAILABLE AREA

1,747 sq ft
[162.3 sq m]

IN BRIEF

- » Very Well Presented
- » Warehouse Area With Loading Doors
- » Predominantly Open Plan Layout
- » Office / Reception Area & WC Facilities
- » Established Business Location

LOCATION

The property is located on King Edward Quay, close to Whitehall Industrial Estate, approximately three miles to the East of Colchester City Centre. Good access is available to the inner ring road system which links directly to the A12 / A120, providing easy access to the East Coast ports of Harwich and Felixstowe and Stansted Airport.

DESCRIPTION

The premises are of steel portal frame construction with part brick, part profile steel clad elevations under a pitched roof which incorporates translucent roof lights. The warehouse has a minimum eaves height of approx. 3.4m and pitch height of approx. 5.3m.

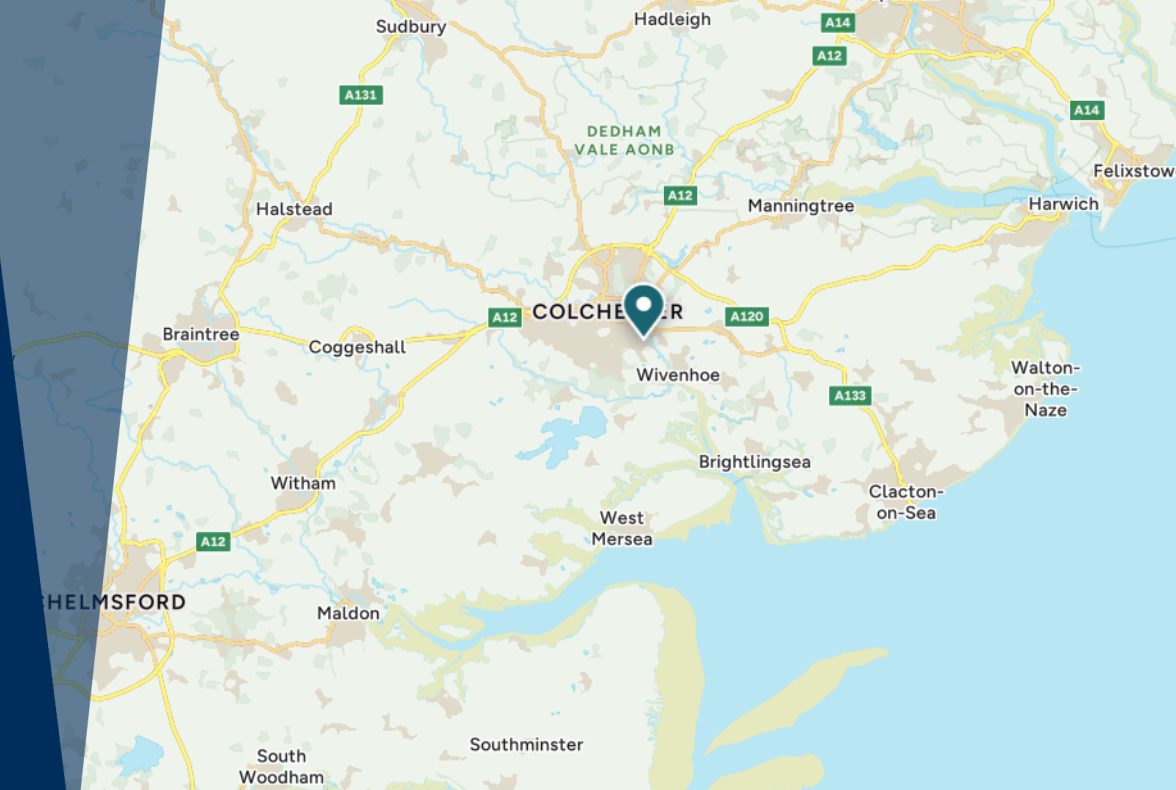
Access is provided via a personnel door and a loading door measuring approx. 3.0m wide by 3.3m high. The property comprises an open plan warehouse unit and benefits from LED lighting, three-phase power, a reception/office area and WC facilities.

The shared site is fenced, gated and surfaced, providing loading and unloading space together with three allocated car parking spaces.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Total: 1,747 sq ft [162.3 sq m] approx.





TERMS

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, a rent of £25,500 per annum plus VAT.

We are advised that VAT is applicable.

SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas and landscaping. The approx. cost for the current year £1,746.45 per annum plus VAT.

BUILDINGS 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 £328.41 plus VAT.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £18,250.

We therefore estimate that the rates payable are likely to be in the region of £7,885.

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

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class E (111) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

VAT

We are advised that VAT will be applicable. All rents and prices are exclusive of VAT under the Finance Act 1989.

LEGAL COSTS

Prior to the instruction of solicitors, the tenant will be required to pay a non-refundable administration fee of £750 plus VAT.

Each party will otherwise bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

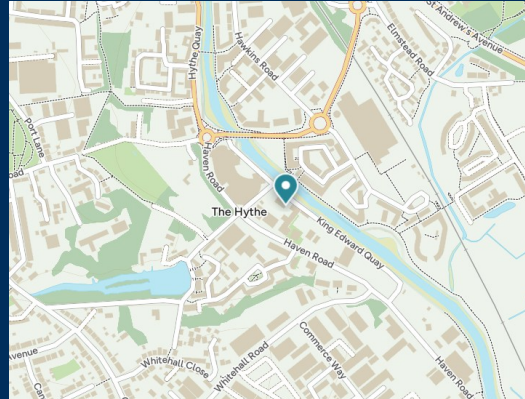
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA LETTING AGENTS:**

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Particulars created 15 July 2026

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