



AVAILABLE FOR SALE FREEHOLD

Interconnected Light Industrial / Warehouse Units with Offices & Mezzanine

**3-4 Grange Farm Road, Whitehall Ind. Estate,
Colchester, Essex, CO2 8JW**

SALE

£450,000
(plus VAT)

AVAILABLE AREA

4,817 sq ft
[447.5 sq m]

IN BRIEF

- » Warehouse, First Floor Offices and Mezzanine Floor
- » Two Large Roller Shutter Loading Doors
- » Concrete Forecourt for Parking & Loading / Unloading
- » Established Business Location

LOCATION

The unit is situated on Grange Farm Road which is accessed via Whitehall Road on the popular Whitehall Industrial Estate which is located approximately two miles to the South of Colchester City Centre. Easy access is available to the inner ring road system leading directly to the A12 dual carriageway providing fast road links to Harwich and Stansted Airport via the A120 and Felixstowe via the A14.

DESCRIPTION

The two mid-terrace units are of steel portal frame construction with brick and block elevations beneath a pitched roof incorporating translucent roof lights. Both units benefit from a roller shutter door measuring approximately 2.9m wide by 4.3m high, together with a reception area, WC facilities, three-phase power and a mix of LED and fluorescent lighting.

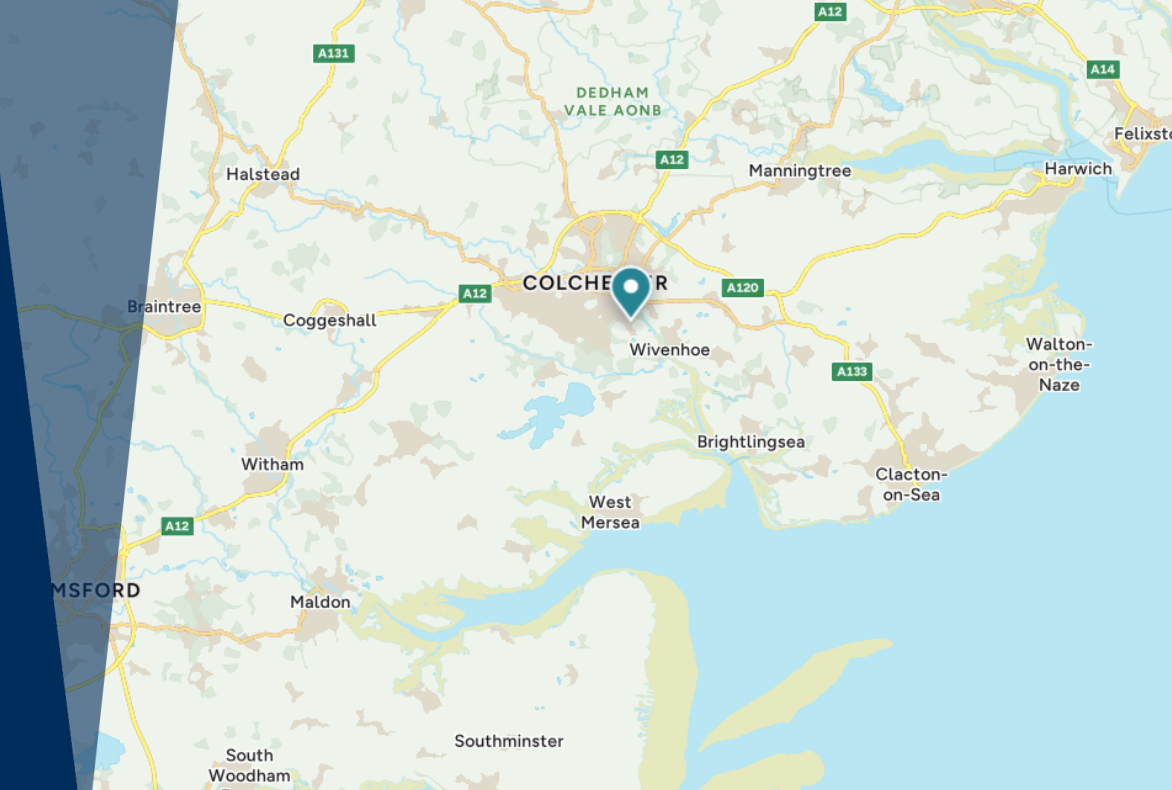
Unit 3 has a ceiling height of approximately 2.5m (under mezz) and includes first-floor offices and a large mezzanine floor. Unit 4 benefits from a smaller mezzanine area and has an eaves height of approximately 5.1m rising to an apex of approximately 6.8m.

Externally, there is a concrete forecourt providing ample loading and unloading space, together with six parking spaces (three per unit) opposite the premises. The units are currently interlinked but could be reinstated to provide two self-contained units.

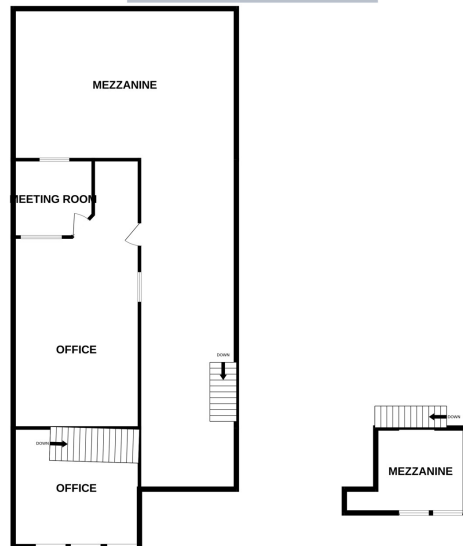
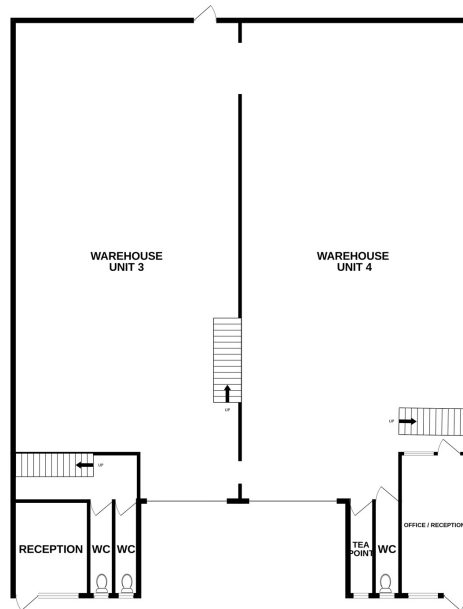
ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Ground Floor: 3,377 sq ft [313.69 sq m] approx.
- » First Floor Offices: 610 sq ft [56.7 sq m] approx.
- » Mezzanine Areas 830 sq ft [77.11 sq m] approx.
- » Total: 4,817 sq ft [447.5 sq m] approx.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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 For Sale Freehold at a guide price of £450,000 (plus VAT).

SERVICE CHARGE

We have been advised that no service charge is applicable.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £33,500. We therefore estimate that the rates payable are likely to be in the region of £14,472 per annum.

We recommend all parties make their own direct enquiries with the local rating authority to confirm their liabilities in this regard.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (90) of the energy performance assessment scale.

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

VAT

We are advised that the property is elected to VAT. Prospective purchasers should therefore be aware that VAT will be payable at the prevailing rate. All prices are exclusive of VAT under The Finance Act 1989.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

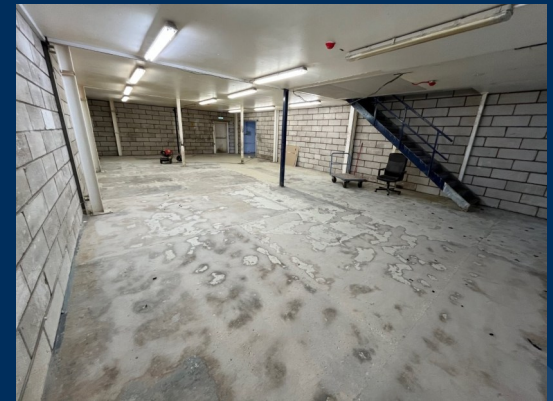
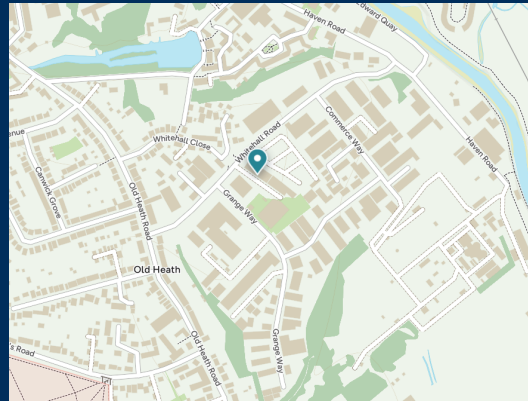
Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:**

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Particulars created 27 April 2026

