

PEARTREE ROAD

STANWAY | COLCHESTER | ESSEX | CO3 0LQ



PROMINENT RETAIL / TRADE UNITS WITH ROADSIDE FRONTAGE

5,000 sq.ft to 26,000 sq.ft (465.5 sq.m to 2,415.4 sq.m) (approximate sizes)

- Busy Retail & Trade Area
- Flexible Layout Potential
- On Site Car Parking
- Rear Loading Yard & Parking
- Easy Access to A12 & Town Centre
- Central Peartree Road Location Near Co-op & Toolstation

TO LET ON NEW LEASES

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LOCATION

The premises are prominently located fronting Peartree Road which is a popular and well-established mixed-use retail and trade park area. Adjacent occupiers are Topps Tiles, It's Bed Time and Davonport Kitchens with Ridgeon's Builders Merchants directly opposite. Other close by occupiers include; Co-op Fiveways food & retail, Hatfield's Furniture store, Anytime Fitness, Jungle Adventure, Halfords Auto Centre, Screwfix, Toolstation and Anglia Tool Centre. The A12 trunk road is just 1 mile away and Colchester Town Centre and main line railway station is approximately 3 miles to the east.

DESCRIPTION

The premises are of steel portal frame construction under a pitched roof with transparent roof lights and an eaves height of approx. 3.5m. The front elevation benefits from two large glazed entrance doors (with security shutters) with three loading doors on the rear elevation (one for unit one and two for Unit 2b). Car parking is provided both at the front and rear of the building along with ample loading and unloading space. The premises are to be fully refurbished.

ACCOMMODATION

(all figures provided are approximate gross internal areas)

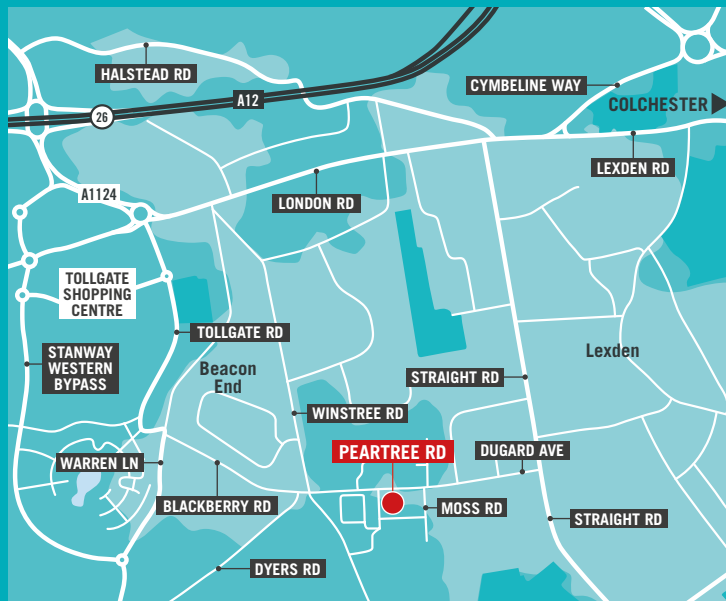
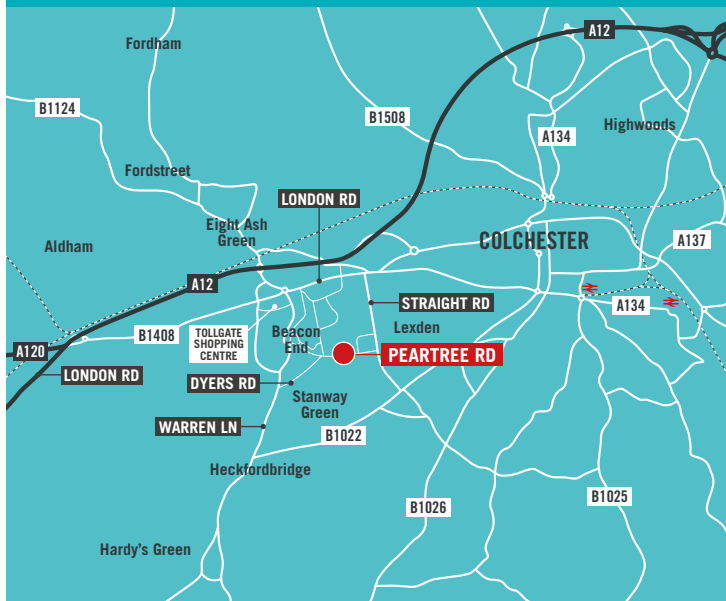
UNIT	SQ FT	SQ M
A	13,093	1,216
B	12,849	1,194
Total	25,942	2,410

Note: The units maybe combined to provide a single open plan unit of approx. 25,942 sq ft (2,410.03 sq m) or sub-divided to provide accommodation from 5,000 sq ft (465.5 sq m)



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TERMS

The premises are available to let on new leases on full repairing and insuring terms with lease length to be agreed. Rent on application.

SERVICE CHARGE

A service charge will be applicable to cover; maintenance of the external communal areas, lighting, security, car park and landscaping.

BUSINESS RATES

We are informed that Unit 1 currently has a rateable value of £78,500 and unit 2b is £83,000. We estimate that the rates payable are likely to be in the region of £38,700 and £41,000 per annum respectively. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

PLANNING

We have been advised that the premises currently benefit from an A1 retail warehouse planning consent and a non-implemented D2 use. Other planning uses may be obtainable subject to a formal planning application. Interested parties are advised to make their own enquiries direct with Colchester Borough Councils planning department.

EPC

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

VAT

All rents and prices quoted are exclusive of VAT under the Finance Act 1989. We have been advised that VAT will be applicable on the rent. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

VIEWING

Strictly by appointment via Joint Sole Agents:



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