



AVAILABLE TO LET

Versatile Open-Plan Retail Unit With Air Conditioning and Facilities

**5 The Stanway Centre, Peartree Road,
Colchester, Essex, CO3 0JX**

RENT

£38,000
per annum

AVAILABLE AREA

2,241sq ft
[208.2 sq m]

IN BRIEF

- » Versatile Open-Plan Retail Premises
- » Air Conditioning And LED Lighting
- » New WC & Kitchenette Facilities
- » Four Parking Spaces Plus Additional Visitor Parking
- » Established Retail & Business Location

LOCATION

The premises are located on Peartree Road, a popular and well-established mixed-use retail and trade park area. Nearby occupiers include; Co-op Fiveways food & retail, Hatfield's Furniture store, Ridgeon's, Anytime Fitness, Jungle Adventure, Halfords Auto Centre, Screwfix, Topps Tiles and Toolstation.

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.

DESCRIPTION

The unit is accessed via large glass electrically operated doors, and the accommodation benefits from a suspended ceiling (3.3m high) with recessed LED lighting, air conditioning, single-phase power, and a BT fibre connection. There are CCTV cameras which are not tested.

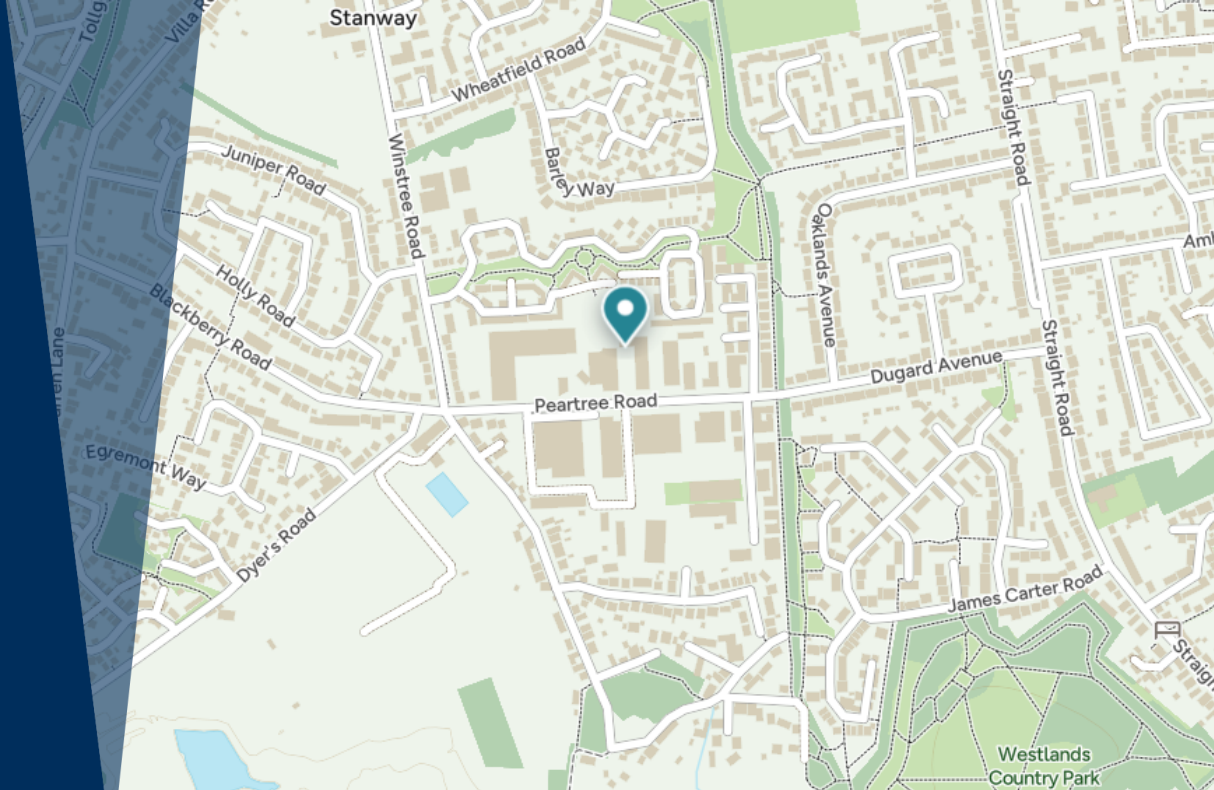
The premises are predominantly open plan, incorporating a small office/tea point and a single accessible WC, both of which have recently been refitted.

Externally, there are four allocated car parking spaces, together with a shared visitor forecourt providing parking for 30+ vehicles.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Total: **2,241 sq ft [208.19 sq m] approx.**





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 to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £38,000 per annum plus VAT.

SERVICE CHARGE

A provision for a service charge will be included within the lease to cover the costs of repairs and maintenance to the communal roadway, which will be chargeable on an ad hoc basis. VAT will be applicable.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £31,250. Therefore estimated rates payable of approximately £13,500 for the current year.

Interested parties are advised to make their own enquiries.

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 £875 plus VAT (the renewal is due October '26).

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 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

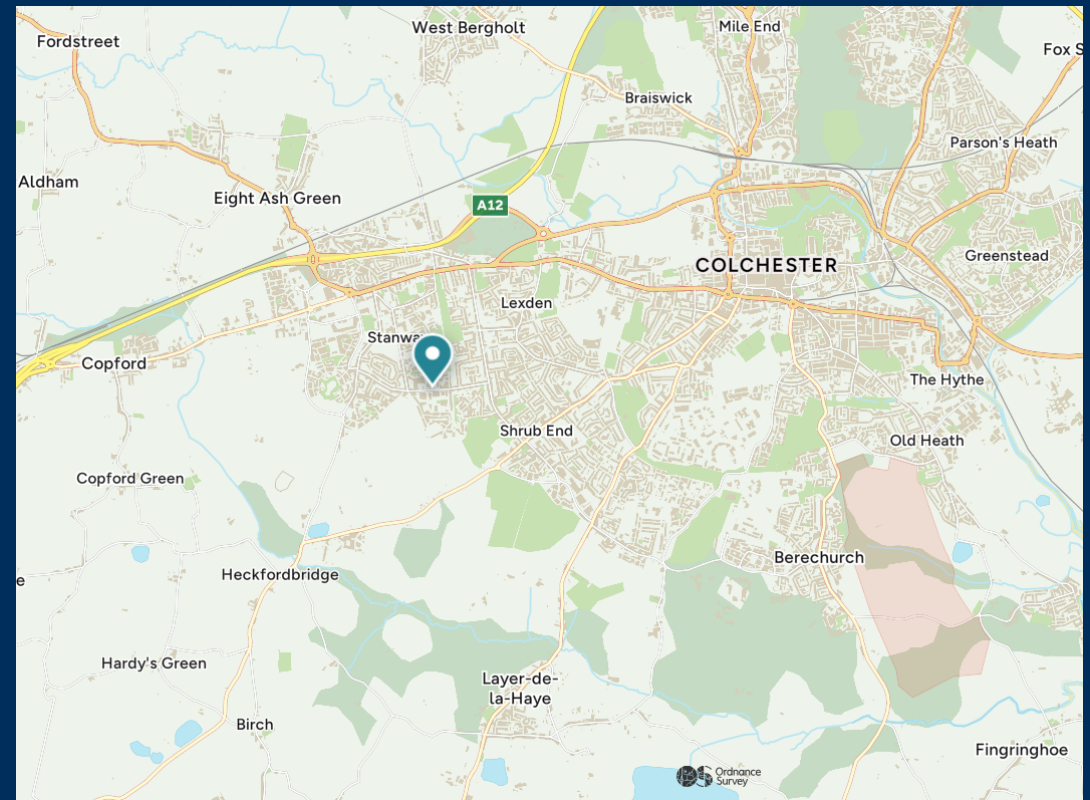
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

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

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OS licence no: TT000311015

Particulars created 03 March 2026

