



AVAILABLE TO LET

Well Presented Light Industrial / Warehouse Premises

**3E & 3F Moses Lane Industrial Estate,
Brightlingsea, Essex, CO7 0SF**

RENT

£17,500
per annum (no VAT)

AVAILABLE AREA

2,000 sq. ft
[185.8 sq. m]

IN BRIEF

- » **Comprising Two Open-Plan Warehouse Areas**
- » **First Floor Interconnected Offices**
- » **Ground Floor WC Facilities**
- » **Concrete Forecourt For Loading / Unloading & Parking**
- » **Established Business Location**

LOCATION

The unit is situated on the popular Morses Lane Industrial Estate on the outskirts of the coastal town of Brightlingsea, approximately 10 miles to the south east of Colchester.

Good access is available to the A120, the Port of Harwich, and the A12 which provides links to the M25 and A14.

DESCRIPTION

The property comprises two warehouse units of steel portal frame construction with brick and profile steel elevations, beneath a pitched and insulated roof incorporating translucent roof lights. Each unit includes ground floor W/C facilities and a staircase leading to a first-floor office.

Access to the main industrial areas is via two brand new full-height manual loading doors (approx. 3m wide x 4m high). The units offer an eaves height of approx. 4.6m and an apex height of approx. 6.2m. Internally, they benefit from LED high bay lighting and 3-phase power supply.

The offices are carpeted and benefit from an interconnecting personnel door which allows access to be shared between both units.

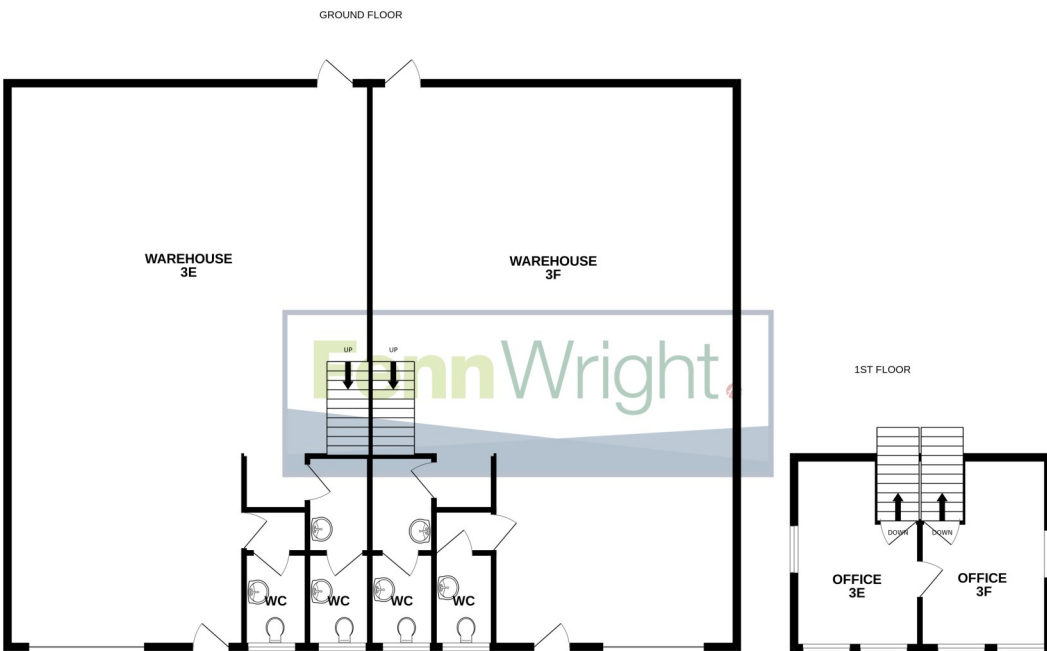
Externally, the unit benefits from a concrete forecourt area for loading and unloading, along with on-site parking to the front.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » **Total:** **2,000 sq ft [185.8 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.
Made with Metropix ©2025



TERMS

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed (minimum term of three years), at a rent of £17,500 per annum (no VAT).

Note: Consideration may be given to leasing the units individually. Terms available upon request.

DEPOSIT

A deposit will be required upon completion of the lease. The amount is assessed on a case by case basis and is subject to financial checks confirming the covenant strength of the company taking the lease.

SERVICE CHARGE

We are advised that a service charge is not applicable.

PLANNING / USE

The unit is suitable for light industrial, trade counter and storage / warehouse use only. Motor trade or leisure related uses are unfortunately not permitted on site.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £14,750.

For rateable values between £12,000 and £15,000 concessionary rates relief may be available subject to eligibility. We recommend all parties make their own direct enquiries with the local rating authority to confirm their liabilities.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (79) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

BUILDINGS INSURANCE

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.

VAT

We have been advised that the property is not elected for VAT.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

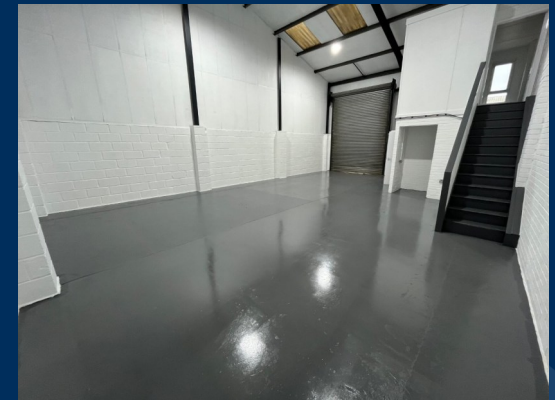
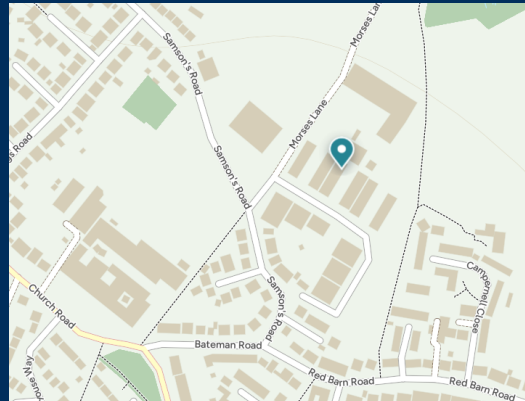
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

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

Fenn Wright
882 The Crescent
Colchester Business Park
Colchester
Essex CO4 9YQ

Contact:
T: 01206 854545
E: colchestercommercial@fennwright.co.uk

fennwright.co.uk
01206 854545



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created 8 May 2026

FennWright

