



AVAILABLE TO LET

Retail / Trade Counter / Warehouse Unit With Mezzanine Floors

Unit C2 Peartree Road,
Colchester, Essex, CO3 0LQ

RENT

£77,500
per annum

AVAILABLE AREA

11,065 sq ft
[1,027.9 sq m]

IN BRIEF

- » Pending Refurbishment (Can be let 'as is')
- » Busy Mixed Retail / Commercial Location
- » Currently Split To Provide Retail/Display & Warehouse
- » Large Mezzanine Floors
- » Generous Forecourt For Parking & Loading / Unloading

LOCATION

The premises are prominently located behind Peartree Road which is a popular and well-established mixed-use retail and trade park area. Adjacent occupiers are Topps Tiles, Easy Bathrooms, and Colchester Fitness Centre. Other nearby occupiers include; Co-op Fiveways food & retail, Hatfield's Furniture store, Ridgeon's, Anytime Fitness, Jungle Adventure, Halfords Auto Centre, Screwfix, and Toolstation.

The A12 trunk road is just 1 mile distant and Colchester Town Centre and main line railway station is approximately 3 miles to the east.

DESCRIPTION

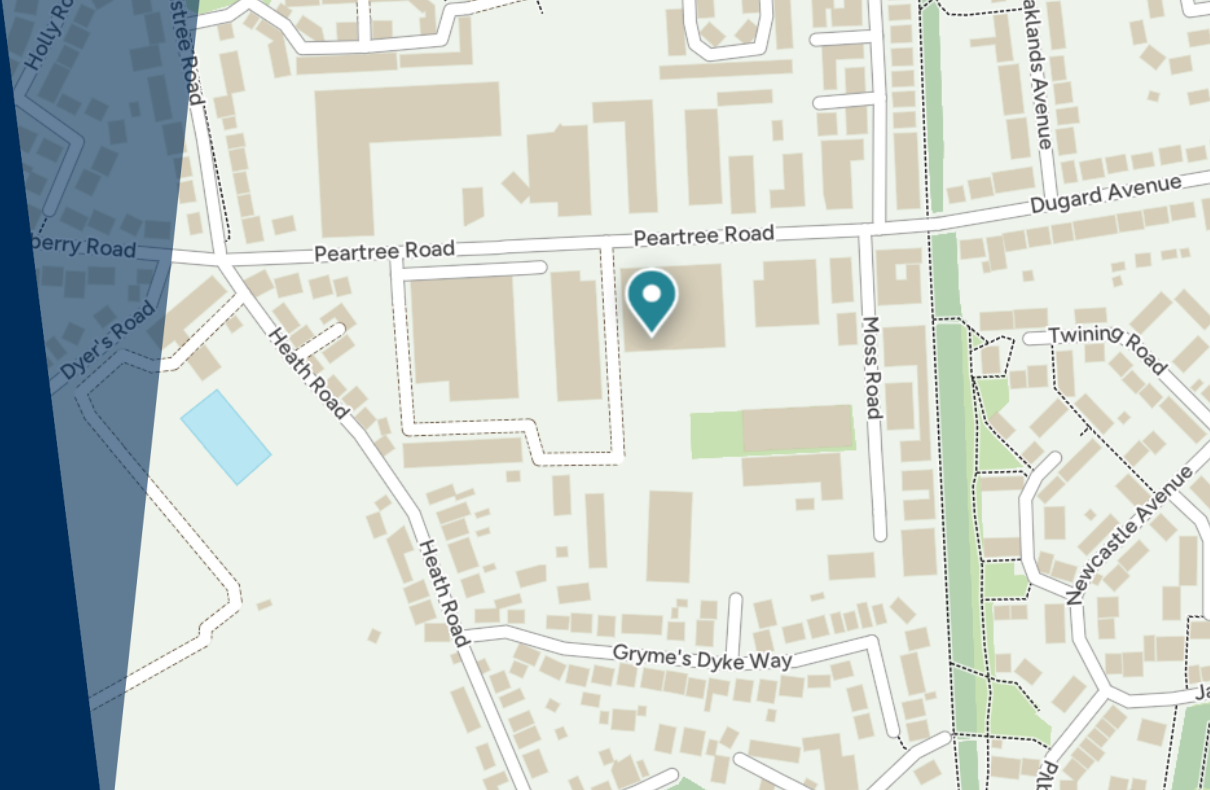
The building is of steel portal frame construction under a pitched roof with transparent roof lights and an eaves height of approx. 3.5m and apex of 6.2m. The building is internally divided in two, one half being showroom/display and the other being warehouse/stores. The showroom features windows and customer entrance doors directly from the car park. There are WC and kitchenette facilities at the rear and a small mezzanine floor. The warehouse area has a large loading door (3m x 3m) and almost full cover mezzanine floor with two office areas on the mezzanine.

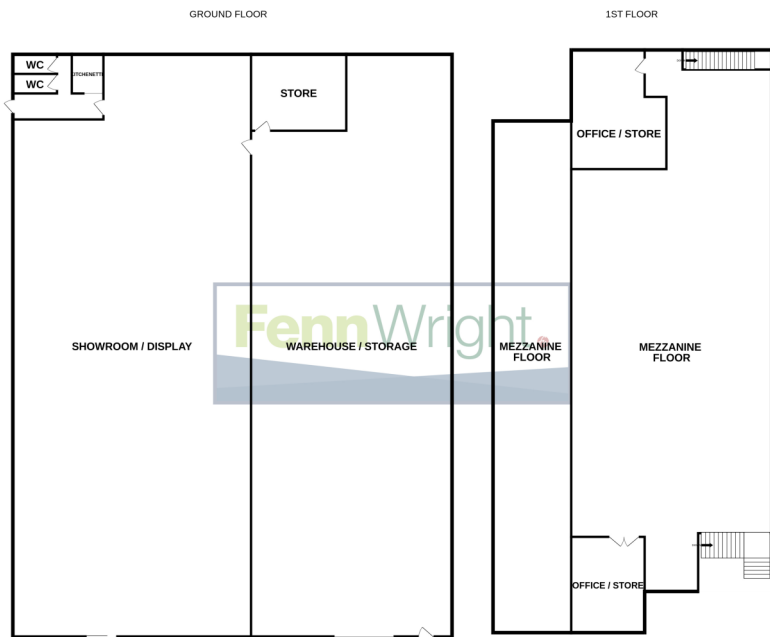
Note: The premises can be let either in its current layout or works can be undertaken to return the premises to a shell - subject to lease terms.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- | | | | |
|----------------------|--------------|----------------|---------|
| » Showroom / Display | 3,890 sq ft | [361.4 sq m] | approx. |
| » Warehouse / Stores | 3,247 sq ft | [301.6 sq m] | approx. |
| » Mezzanine Floors | 3,928 sq ft | [364.9 sq m] | approx. |
| » Total: | 11,065 sq ft | [1,027.9 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 £77,500 per annum plus VAT.

SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas. The approx. cost for the current year is £16,415 plus VAT.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £53,500. Therefore approx. rates payable £25,700 (UBR £0.48). We recommend all parties make their own direct enquiries with the local rating authority.

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 (renewal due 30 March 2026) is £1,134.29 plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (52) 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.

PLANNING

We are advised that the premises benefit from Use Class A1, B1, B2 & B8. Interested parties are advised to make their own enquiries with the local planning authority.

FLOOR PLAN

The adjacent floor plan is provided for indicative layout purposes only. The floor plan is not to scale and not to be relied upon.

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
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OS licence no: TT000311015

Particulars created 10 February 2026

Fenn Wright

