

AVAILABLE TO LET ON NEW FLEXIBLE LEASE TERMS

A mix of Trade Counter, Warehouse & Light Industrial Units

**Surya Trade Park, 129-139 Layer Road,
Colchester, Essex, CO2 9JY**

Rent

**From £25,025 per annum
plus VAT**

AVAILABLE AREAS (Buildings Approx. GIA)

**From 2,002 sq ft to 9,902 sq ft
[From 186 sq m to 920 sq ft]**

IN BRIEF

- » Coming Soon - Available Q3/Q4 2026
- » New Trade Park Development
- » Various Sized Units Available - Can Combine Units To Suit
- » Highly Prominent Site, With Busy Dual Main Road Frontage
- » Access From Layer Road & Gosbecks Road

LOCATION

The property is prominently located on Layer Road to the south-west of Colchester City centre, within close proximity to key arterial routes and established residential areas. Situated approximately 1.5 miles from Colchester city centre, the site benefits from excellent connectivity to the A134, A1124, and the A12 dual carriageway, providing swift access to Chelmsford, Ipswich, and the wider East of England region.

Layer Road is a well-known mixed-use area, historically associated with Colchester United Football Club and now a popular local destination for trade, retail, and residential uses. The immediate vicinity comprises a blend of commercial premises, local amenities, and housing estates, offering strong footfall and easy accessibility for both trade and retail operations.

DESCRIPTION

The sites is to provide various warehouse/stores/trade showroom units, served by a large car parking area and service yard.

Each unit will benefit from a loading door, three phase power, and water/waste for WC provisions (specs to be agreed).

Car parking areas and ample visitor car parking provision is provided on site.

Principle access to the entire site is provided via Layer Road with a further access via Gosbecks Road.





ACCOMMODATION

[Approximate Gross Internal Floor Areas - taken from plans and to be confirmed - subject to final measurement]

- » Unit 3: Approx. 2,002 sq ft [186 sq m] - £25,025 pax
- » Unit 9&10: Approx. 9,902 sq ft [920 sq m] - £133,775 pax

Note: Unit 9&10 benefits from a large fenced and gated forecourt/yard area.

TERMS

The units are available to let on new lease agreements with length and terms to be agreed at the rents outlined above.

VAT will be payable on the rent at the standard rate.

SERVICE CHARGE

A service charge will be applicable.

The budget figure for the current year, per sq ft, is £TBC plus VAT.

Further details are available upon request.

BUSINESS RATES

We have been informed that the premises will need to be reassessed for business rates purposes upon completion of the sub-division works.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities

SERVICES

We are advised that the site benefits from mains water, drainage, and electricity connections.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property, including IT and telecommunications.



PLANNING

We are advised that the site benefits from established sui generis consent for a builders merchants (since 1963). There is scope for other employment, roadside, residential, and other alternative uses.

Interested parties are advised to make their own enquiries direct with the Colchester Council Planning Department.

ENERGY PERFORMANCE CERTIFICATE [EPC]

New EPC information will be made available promptly upon completion of the sub-division works.

VAT

We are advised that VAT is applicable on the rents.

All rents quoted are exclusive of VAT under the Finance Act 1989.

Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

LEGAL COSTS

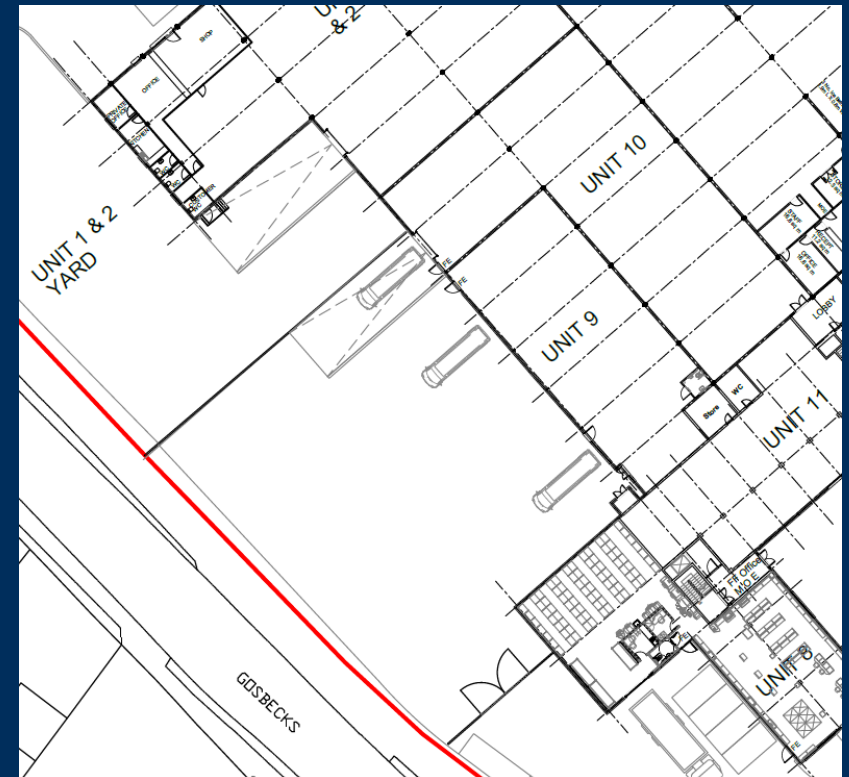
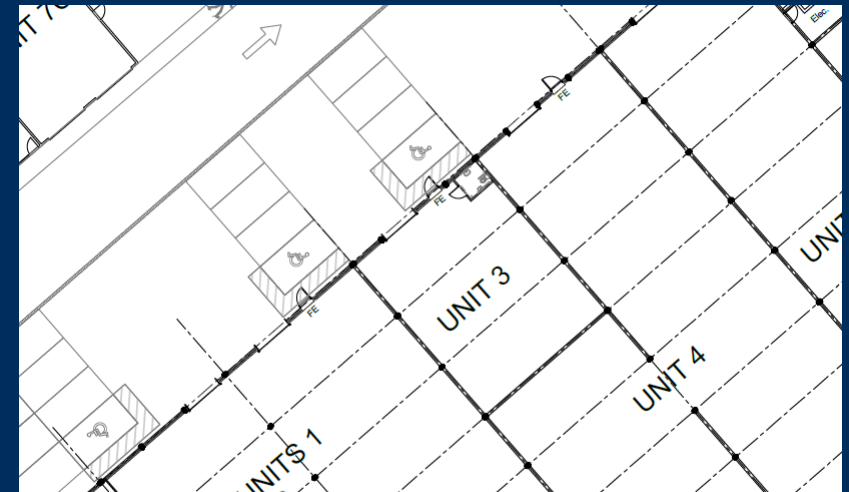
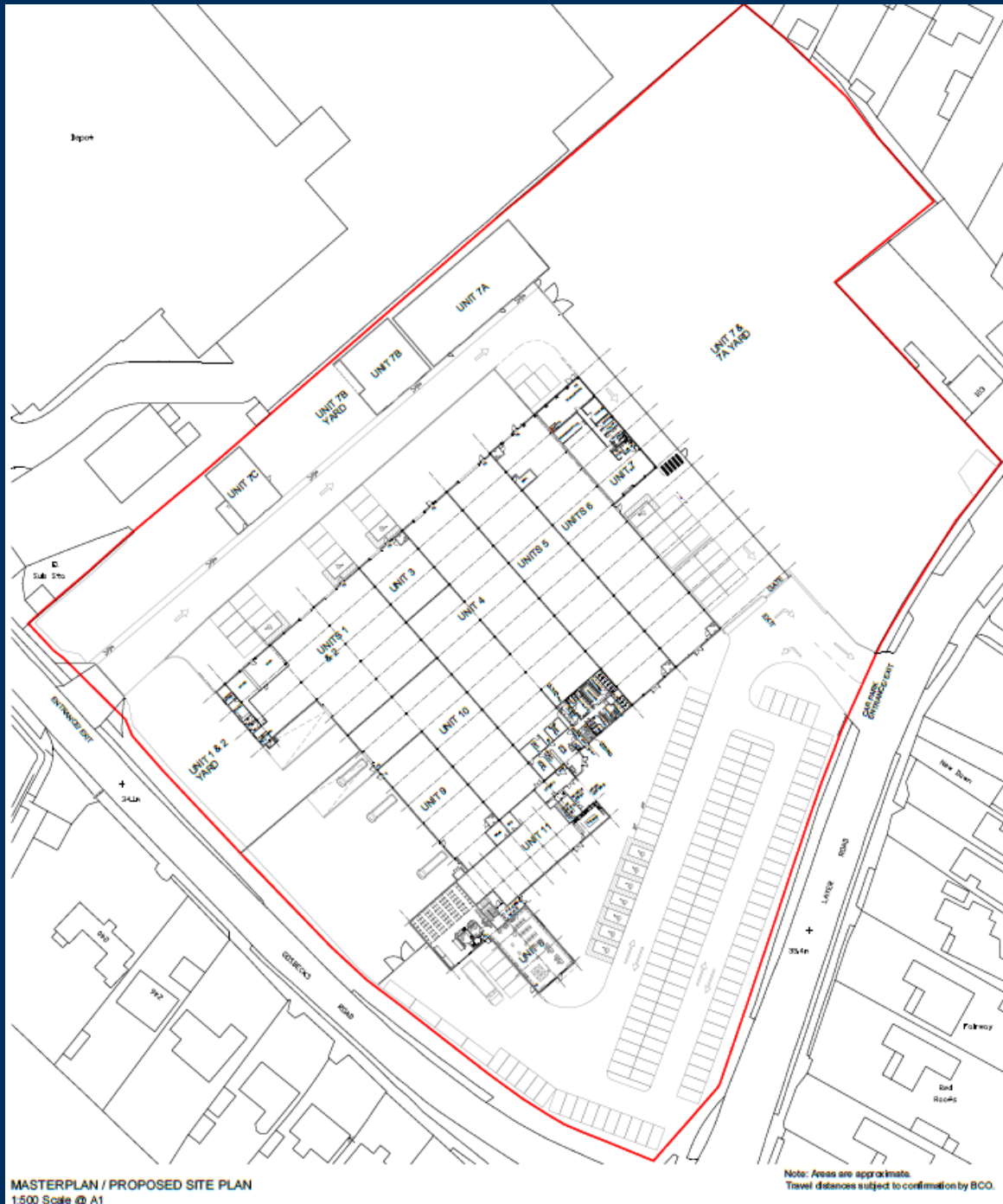
Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

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



Please note: The photographs shown will be updated in due course once the building works have been completed. An in-person inspection is recommended.



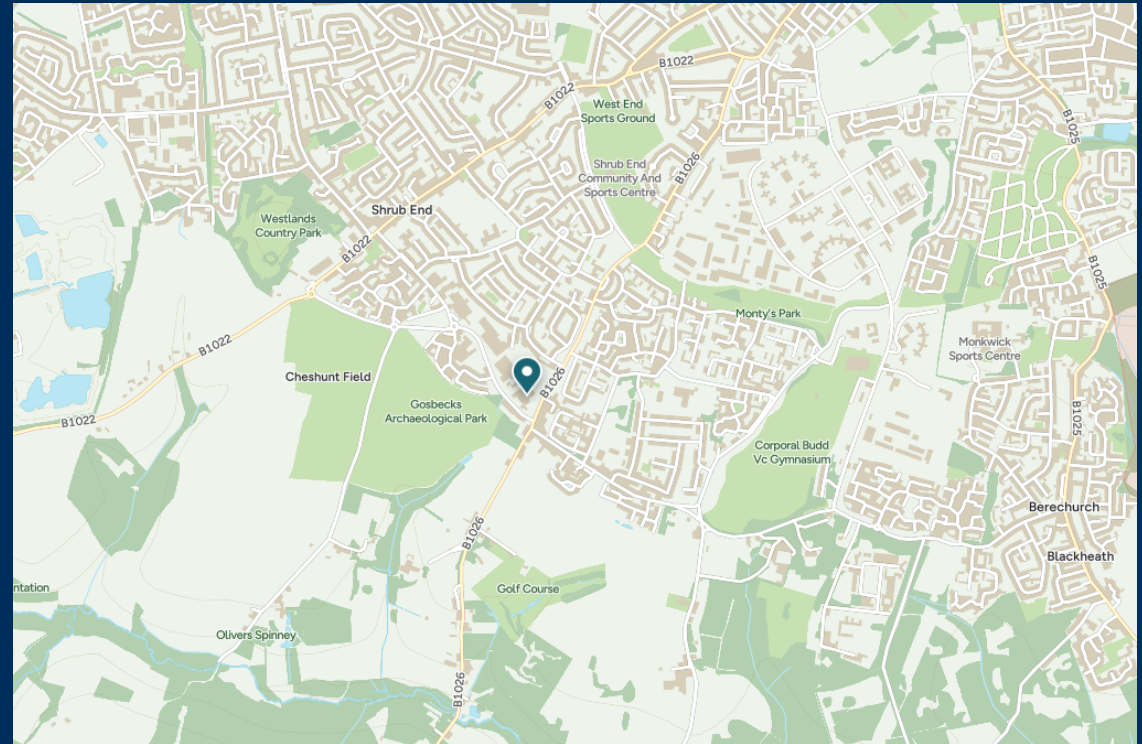
Note: These site plans are provided for indicative purposes only and, are subject to change and not to scale, nor to be relied upon.

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

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Particulars created 17 July 2026

