

# Judds Place

## TOLLGATE

Tollgate West, Colchester, CO3 8RH

### Availability

Available for occupation from February 2026:

Building	SqFt (SqM)	Parking	Rent (PAX)
A-101 - 102	2,420 (228.1)	8	£59,500
A-103 - 107	2,420 (228.1)	8	£59,500
A-104 - 108	2,420 (228.1)	8	£59,500
A-109, 111, 113 & 115	2,410 (223.9)	8	<b>UNDER OFFER</b>
A-114 & 116	1,205 (111.9)	4	£29,750
A-112 - (Show Unit)	590 (54.8)	2	£15,000
A-110 - (Show Unit)	590 (54.8)	2	£15,000
B-1 (Office use only)	2,640 (245.3)	19	£68,750
B-2 (Office use only)	2,640 (245.3)	19	£68,750
B-3 (Office use only)	2,640 (245.3)	19	£68,750
B-4 (Office use only)	2,640 (245.3)	19	£68,750
B (as a whole)	10,560 (981.2)	76	£275,000
C-201	650 (60.4)	3	£16,250
C-202	680 (63.2)	3	<b>UNDER OFFER</b>
C-203	680 (63.2)	3	£17,000
C-204	680 (63.2)	3	<b>LET AGREED</b>
C-205	970 (90.1)	4	£24,250
C-206	680 (63.2)	3	Coming Soon
C-207	680 (63.2)	3	Coming Soon
C-208	680 (63.2)	3	Coming Soon
C-209	650 (60.4)	3	Coming Soon

**Note:** The measurements provided are approximate gross internal measurements (except for Building B which is the net internal area) taken from the construction drawings. Please refer to the brochure for further detail on the specification.

### Terms

Available to let on new effective full repairing leases, lease length and terms to be agreed, (minimum of five years, with a break on the third anniversary), at the rents outlined above.

The rents, as quoted above, are exclusive of VAT, business rates and service charge. Rent is payable monthly in advance.

Date updated: 16<sup>TH</sup> February 2026

### **Deposit**

A minimum of one quarters rent will be required as a deposit. Financial references will be required.

### **Service Charge**

A service charge will be applicable. Further detail of what is included, and budget figures, are available upon request.

### **Buildings Insurance**

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. The approximate cost is available upon request.

### **Business Rates**

We are advised that the premises are yet to be assessed for business rates purposes.

The rents quoted are exclusive of business rates and tenants will be responsible for this cost. We recommend all parties make their own direct enquiries with the local rating authority.

### **EPC**

The premises will be assessed upon completion of the construction works. It is anticipated that the EPC rating will be 'A'.

### **Planning**

We are advised that the site benefits from use classes E, F1 (a-g) and F2(b) planning consent, with hour restrictions as follows; trading permitted 07:00 to 21:00, seven days a week, and deliveries only permitted 07:00-23:00 for Blocks A & B and 07:00-21:00 and for Block C Monday to Friday, and 07:00-17:00 weekends and bank holidays.

A full copy of the planning consent is available upon request. Interested parties are advised to make their own enquiries with the local planning authority.

### **VAT**

We are advised that VAT will be applicable on the rent.

### **Anti Money Laundering Regulations**

Anti-Money Laundering Regulations require Fenn Wright / Nicholas Percival to formally verify a prospective tenant's identity prior to the instruction of solicitors.

## **Get in touch with our letting agents:**

**FennWright.**

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fennwright.co.uk

**NP** NICHOLAS  
PERCIVAL

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