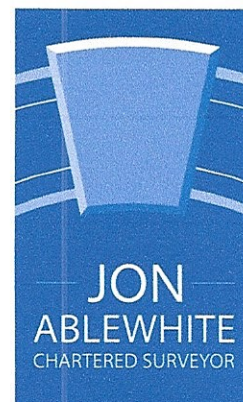


**ESTUARY HOUSE,
WHITEHALL ROAD,
COLCHESTER CO2 8HA.**

**DETACHED
INDUSTRIAL/WAREHOUSE UNIT
WITH TWO-STOREY OFFICES
AND YARD.**

FOR SALE



(On the instructions of Vaughan & Blyth (Construction) Limited)

- Located on the established Whitehall Industrial Estate.
- Workshops totalling 4,938 sq. ft. with additional 1,470 sq. ft. mezzanine.
 - Two-storey offices totalling 2,204 sq. ft.
 - Large secure yard.

FREEHOLD FOR SALE

**Jon Ablewhite MRICS, 4 & 5, The Cedars,
Apex 12, Old Ipswich Road, Colchester, CO7 7QR.**

Tel: (01206) 505707.

www.jonablewhite.co.uk

LOCATION

The premises are prominently located on the popular Whitehall Industrial Estate, approximately 2 miles to the south-east of Colchester city centre. There is good access to the main road network, with the city's inner ring road lying just to the east, with the A12 leading to the A14 (to the north) and the M25 (to the south).

DESCRIPTION

The property comprises a detached property, comprising a workshop building (currently divided into two) with a two-storey office section to the front. The workshop building is of steel portal frame construction, with blockwork walls under a pitched corrugated sheet roof with rooflights. There is a blockwork wall dividing the building into two workshop areas, each with its own loading door to the side elevation. Each workshop also has a small mezzanine floor and Workshop 2 has its own gas-fired warm air blower.

To the front of the workshop, overlooking Whitehall Road is a two-storey office section, of brick and rendered elevations under a pitched slate roof. The building provides cellular offices, currently comprising a reception area, five offices, kitchen and toilet facilities on the ground floor, with a further six offices and store room on the first floor. The offices have double glazed windows, carpeting and a gas-fired central heating system, and most rooms also have an air conditioning unit.

To the front of the building is a small car park with some 5 car parking spaces, and an access to the side and rear leads to a secure yard area, providing further car parking and open storage. Note – there are rights of way across the front of the property leading to Kingfisher House (a new building to be occupied by Vaughan & Blyth) and to the side giving access to 8A, Whitehall Road – see site plan.

ACCOMMODATION

The property has the following floor areas:

Workshop 1	1,963 sq. ft.
Mezzanine	666 sq. ft.
Workshop 2	2,975 sq. ft.
Mezzanine	804 sq. ft.
Offices	2,204 sq. ft.

TOTAL GROSS INTERNAL FLOOR AREA 8,612 SQ.FT. (800.1 SQ. M.)

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Rating of D – 90, with the certificate valid until May 2035.

RATEABLE VALUE

The property currently appears in the 2023 Rating List as Workshop and Premises, with a rateable value of £48,000, however this will need to be re-assessed to reflect the loss of some yard area to Kingfisher House.

TENURE

The property is offered for sale freehold at offers in the order of £1,400,000, exclusive of VAT. It is anticipated that the current occupiers will move into Kingfisher House next door in October 2025, therefore possession should be available from November.

FURTHER INFORMATION

To obtain further information or to arrange a viewing of this property, please contact the sole agent, Jon Ablewhite MRICS on 01206 505707 or jon@mrallp.co.uk.

May 2025.

All prices and rental quoted are exclusive of VAT (if applicable)

Property Misdescriptions Act Please note that following recent legislation we would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating electrical or plumbing systems and equipment are fully operational **Misrepresentation Act 1967** The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) The particulars do not constitute nor constitute any part of an offer or a contract (2) All statements contained in these particulars as to this property are made without responsibility on the part of the agents or vendors or lessors (3) All descriptions dimensions and other particulars are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property

All dimensions must be checked on site and not scaled from this drawing.

	Date	Revisions
C	2/1/19	update risk ratings per NIOSH
E	12/11/24	incorporate respirator add-on
A	3/14/24	revised layout



Client

Job Title
Proposed industrial unit
Adj. Estuary House
Whitehall Road
Colchester

Drawing Title
Site plan

Scale 1: 200

Date Feb, 24

488 / 1

A1

