

**Town Centre Offices from Approx. 340 sq ft (31.5 m²)
to 1,500 sq ft (139 m²) with on-site car parking**

Wellington House, Butt Road, Colchester, Essex, CO3 3DA



TO LET – FLEXIBLE LEASE TERMS

- Well Presented Offices
- Staffed Reception Area
- On Site Car Parking
- Open Plan Layouts
- Two Passenger Lifts
- Town Centre Location

LOCATION

The premises are prominently located on Butt Road, Colchester and benefit from the usual town centre amenities; public car parks, bus stops, restaurants, shops, pubs, banks etc, are within easy walking distance. Colchester main line railway station (Liverpool Street approx. 55 minutes).

DESCRIPTION

An eight-storey office building which benefits from a staffed reception with lift (except to the seventh floor) and stair access to a mix of open plan refurbished office suites. W/C facilities are provided on each floor. Externally there is a large on-site car park with allocated parking bays.

TERMS

The office suites are available to let on a new flexible leases, length and terms to be agreed, at the rents outlined in the table below. Figures quoted are exclusive of business rates and VAT. The semi-serviced offices are available on a licence basis (excluding business rates, telecoms and contents insurance). There is a documentation fee payable of £250 (no VAT). Car parking spaces can be acquired (subject to availability) on licence at £540 plus VAT each per annum.

SERVICE CHARGE

A service charge is applicable to cover; maintenance of the internal and external communal areas, communal lighting, heating, water and electricity rates, security and buildings insurance. The service charge is currently running at approximately £4.25 per sq ft for 2018/19.

ACCOMMODATION (approximate net internal figures)

Floor	Sq Ft	M ²	Rent	Service Charge (pa)	Business Rates (Guidance purposes only)		Parking spaces
			Per Annum		Rateable Value	/ Approx. Rates Payable	
Third	1,500	139	£19,500	£6,375	£9,900	£4,600	2

Semi-Serviced Offices (the quoting rent includes service charge and utilities but excludes business rates, telecoms and contents insurance)

Suite	Sq Ft	M ²	Rent (per month)
208	340	31.5	£710.00
210a/211	347	32.2	£730.00



BUSINESS RATES

The suites are yet to be individually assessed however based on existing assessments please see below approximate figures for guidance purposes only. These figures are not to be relied upon.

For rateable values below £12,000 100% rate relief may be available, subject to eligibility. We recommend all parties make their own direct enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises falls within class D (79) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

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

We understand VAT is applicable on the rent. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

VIEWING

Strictly by appointment via agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk

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