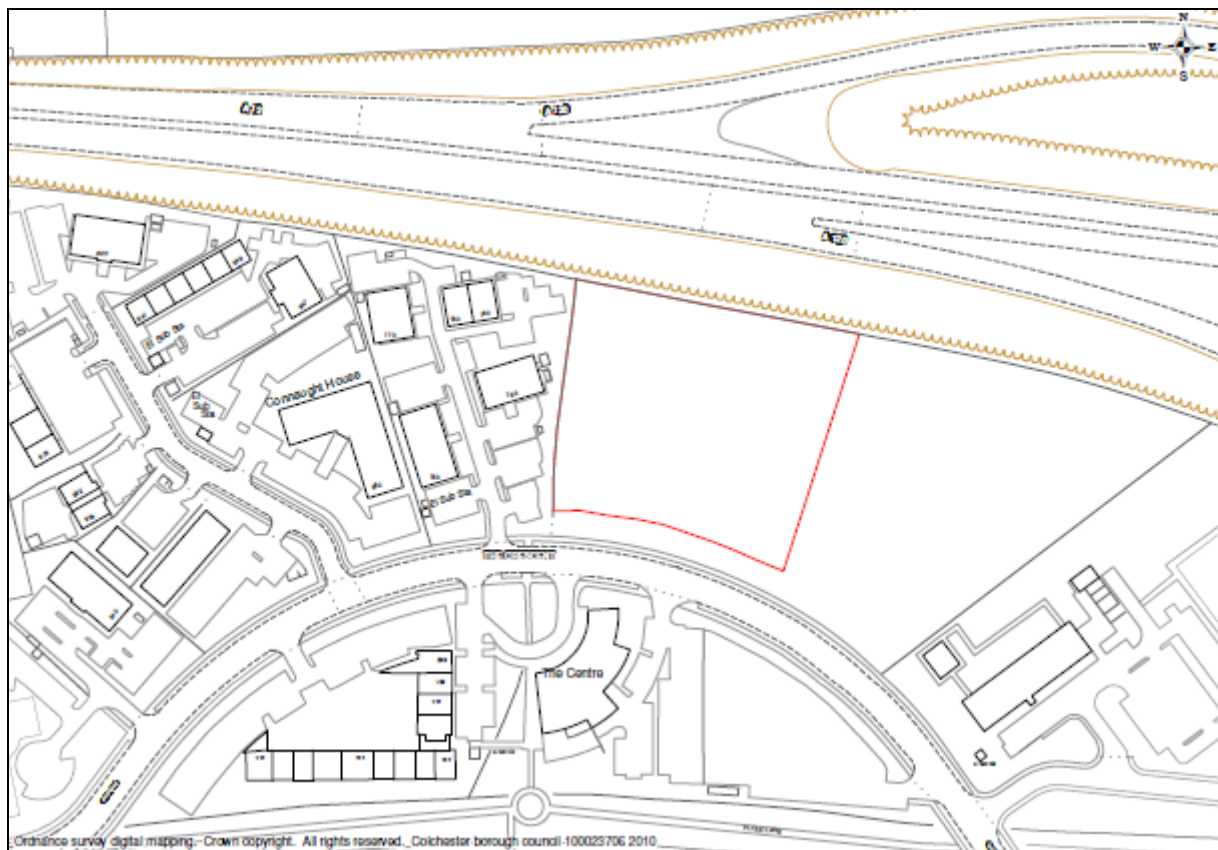


700 The Crescent, Colchester Business Park, Colchester, Essex, CO4 9YQ



OFFICE / HI-TEC BUSINESS UNITS TO LET

- Design and Build Opportunities available
- Prime Office / Business Location
- Close to the A12 / A120 interchange
- Buildings from 5,000 to 50,000 sq ft

LOCATION

Strategically located directly between the recently opened Junction 28 and the A12/A120 interchange (J29) Colchester Business Park is East Anglia's premiere business destination. Existing occupiers include Nat West, Essex County Council, Linklaters, Care (UK) Plc, a convenience shop, restaurant, hairdressers and retail banking facilities. Close by is a Health & Fitness centre, children's day nursery, Post Office and a Tesco superstore.

DESCRIPTION

Set in a landscaped environment accessed directly off an impressive block paved roadway known as The Crescent. The site is level and regular totalling approximately 2.66 acres (1.1 Ha) bordered by mature Oak trees to the West, a landscape bund and access to the South and the A12 dual carriageway to the North.

ACCOMMODATION

Design and Build opportunities are available for office/business units, ranging from 5,000 sq ft (464.5m²) to 50,000 sq ft (4,645.3m²)

TERMS

Buildings are available To Let on new full repairing and insuring leases, length, terms and rent to be agreed.

VAT

All rents and prices 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.

TIMING

It is envisaged that tenants will need to allow a period of approximately 18 months from agreeing terms to occupation of their new building.

PLANNING

The site had detailed Planning Permission for the construction of 8 office buildings totalling approx. 50,000 sq ft (4,645.3m²), together with the access roadway known as 700 The Crescent. Detailed planning applications will need to be submitted to Colchester Borough Council.

SERVICES

We understand that all mains services (excluding gas), telecoms and IT are available within The Crescent, exact capacities, speed and connectivity to be arranged with individual suppliers.

SERVICE CHARGE

Occupiers of any office / business units upon the site will be required to contribute to the 700 The Crescent service charge. Exact details and figures upon application.

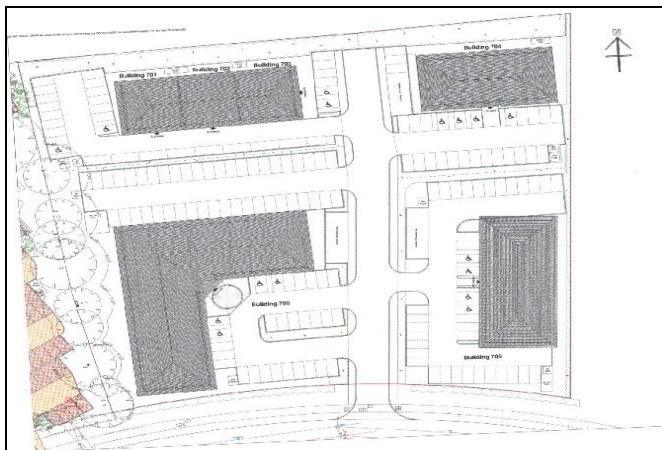
VIEWING

Strictly by appointment via sole agents:

Newman Commercial

Tel: 01206 85 45 45.

Email: mail@newmancommercial.co.uk



Site Plan



Indicative Elevation

IMPORTANT NOTICE: -

These particulars are produced in good faith to give a fair overall view of the property and should not be relied upon as statements of representations of fact. Any areas, measurements or distances referred to are given as a guide only and are not precise. No warranty can be given for the services or equipment at the property and no tests have been carried out to ensure that the heating, electrical or plumbing systems and equipment are fully operational. It should not be assumed that fixtures, fittings, carpets etc. are to remain within the building and that the property has the benefit of the necessary Planning, Building Regulation and other consents. Furthermore no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. If there is any point which is of particular importance please ask for further information. Details prepared 01.06.17.