

**A Stunning New Air Conditioned Office Building of
Approx. 18,300 sq ft (1,700 m²)**

Axial House, Severalls Lane, Colchester, Essex, CO4 5JS



FOR SALE OR TO LET

- Air Conditioned
- Fully Carpeted
- Passenger Lift
- Open Plan Format
- On Site Car Parking
- Close to A12 / A120

882 The Crescent, Colchester Business Park, Colchester, Essex, CO4 9YQ t: 01206 85 45 45 w: www.newmancommercial.co.uk

LOCATION

The offices will be prominently situated fronting the new Northern relief road close to Colchester Business Park, directly adjacent to the A12/A120 interchange which provides excellent road links to Stansted airport, the east coast ports and the national motorway network.

Colchester town centre and main line railway station (London Liverpool St approx. 55 mins) is approximately 3 miles distant. Located in close proximity to the Business Park, Mimosa Restaurant, a newsagents/shop and NatWest bank. Nearby is a Tesco Supermarket & petrol filling, Health and Fitness Centre and a children's day nursery.

DESCRIPTION

The building is of a stunning design arranged over three floors with an attractive central glazed reception with wings off either side which are easily sub-divisible if required.

The building will be built to an extremely high specification to include double glazed aluminum windows and doors, raised access computer floors with carpets, suspended ceilings with LG3 lighting, air conditioning, passenger lift and male and female and disabled toilet facilities. The offices will be provided in an open plan format ready for occupiers fit-out.

Externally there is a generous landscaped area with parking for up to 100 cars.

ACCOMMODATION

(Approximate net internal areas)

Ground Floor	Approx.	567 m ²	6,103 sq ft
First Floor	Approx.	565 m ²	6,082 sq ft
Second Floor	Approx.	568 m ²	6,115 sq ft
		1700 m²	18,300 sq ft

TERMS

The office building is available either For Sale or To Let on a new full repairing and insuring lease for a minimum unbroken term of fifteen years to include five yearly, upward only rent reviews. Price and terms upon application.

SERVICE CHARGE

To be confirmed.

BUSINESS RATES

The Business Rates are to be assessed by the District Valuer's office, however as a guide we estimate the rates payable will be in the order of £7.25 per sq ft per annum. We recommend direct enquiries should be made to the local rating authority to confirm this figure.

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

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.

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be confirmed

VIEWING

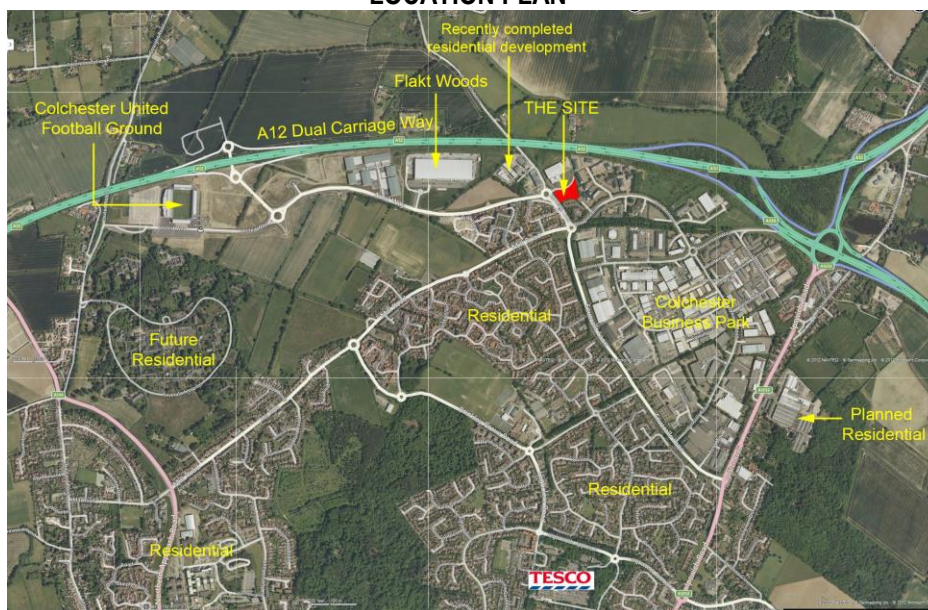
Strictly by appointment via sole agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk

LOCATION PLAN



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.