

**A prestige first floor office suite of approx. 4,484 sq ft (416.5m<sup>2</sup>)  
With 12 car parking spaces**

## **Suite D, The Octagon, Middleborough, Colchester, CO1 1TG**



## **TO LET AT £75,000 PER ANNUM**

- 24hr Reception/Security
- VAV Air Conditioning
- Raised Access Floors
- 12 Car Parking Spaces
- Prominent Location
- Recessed LED Lighting

## LOCATION

The Octagon is a substantial landmark office building prominently located fronting the main inner ring road system. Colchester town centre with all the usual facilities and amenities and the main line railway station (London Liverpool Street approximately 55 minutes) are within easy walking distance. The A12 and A120 are easily accessible, providing fast journey times to Stansted airport and the East Coast ports.

## DESCRIPTION

Suite D is located on the first floor with lift access via the main Octagon entrance where there is 24 hour reception / security and a 'Café Kix' café which provides hot and cold beverages for tenants within the building. The suite has VAV air conditioning, suspended ceilings with recessed lighting, raised access and carpeted floors and male, female and disabled toilet facilities. The office is mainly open plan.

Directly adjacent there is a multi-storey car park providing approximately 538 car parking spaces of which 12 spaces are specifically allocated to the suite.

## ACCOMMODATION

Suite D – Approx. 4,484 sq ft (416.5m<sup>2</sup>)

## TERMS

The suite is available to let on a new, full repairing and insuring lease, length and terms to be agreed at a rent of £75,000 per annum, subject to the surrender of an existing lease on the suite which is nearing expiry.

## SERVICE CHARGE

A service charge is levied to cover the costs of heating, air conditioning, security, reception, and cleaning / maintenance and repairs to the common parts and exterior of the building. Approximate costs for 2018 are £7.00 / sq. ft per annum.

## BUSINESS RATES

We understand that the rateable value is £58,000, providing rates payable are likely to be in the order of £27,800. Interested parties are advised to make their own enquiries with the local rating authority to confirm these figures.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises falls within Band C (64) 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. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

## VIEWING

Strictly by appointment via joint sole agents:

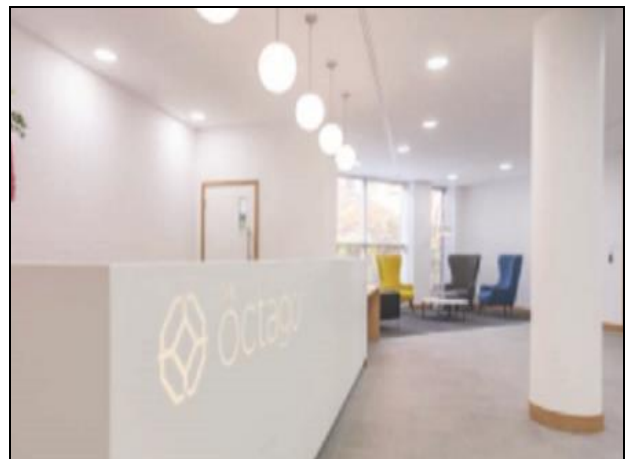
### Newman Commercial

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**Example Floor Layout**



**Main Reception Area**

### 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. Newman Commercial are Part of The Fenn Wright Group. Details updated 06.02.18.