

Second Floor Office Suite of Approx. 3,125 sq. ft (290.3m²)

Suite E1, The Octagon, Middleborough, Colchester, CO1 1TG



TO LET AT £53,000 PER ANNUM

- 24hr Reception/Security •
- VRV Air Conditioning •
- On Site Coffee Shop •
- On Site Car Parking •
- Close to Mainline Station •
- Town Centre Location •

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

The suite is located on the second floor with lift access via the main Octagon entrance where there is 24 hour reception / security and a 'Cafe Kix' café which provides hot and cold beverages for tenants within the building. The suite has VAV air conditioning, suspended ceilings with recessed LED lighting, raised and carpeted floors and male, female and disabled toilet facilities. Directly adjacent there is a multi-storey car park providing approximately 538 car parking spaces of which 10 spaces are specifically allocated to the suite.

ACCOMMODATION

(all figures provided are approximate net internal areas)

The suite is approx. 3,125 sq. ft (290.3m²)

TERMS

To let on a new flexible, full repairing and insuring lease. Lease length, terms and rent to be agreed at a rent of £53,000 per annum.

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. Estimates for 2017 are approx. £6.66 / sq. ft per annum.

BUSINESS RATES

To be assessed but we have been advised that the rates payable are likely to be in the order of £7.00 / sq. ft net internal. Interested parties are advised to make their own enquiries with the local rating authority to confirm these figures.

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)

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.

VIEWING

Strictly by appointment via joint sole agents:

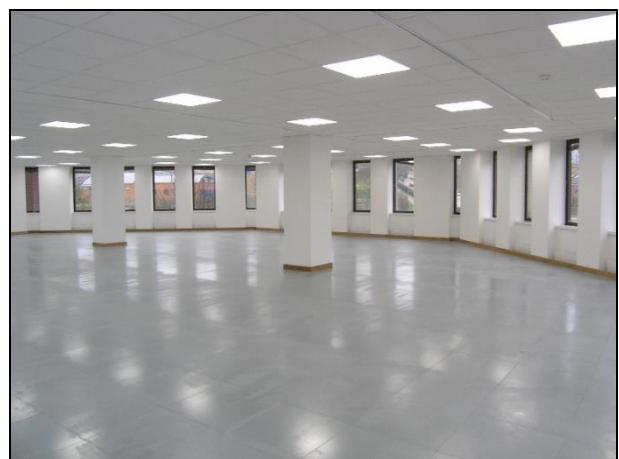
Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



The Octagon Reception



Example Office

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