

A High Quality Air Conditioned Office Approx. 2,672 sq ft (248 m²)

**4 The Courtyards, Phoenix Square,
Wyncolls Road, Colchester, Essex, CO4 9PE**



TO BE LET AT £43,000 PER ANNUM

- Open Plan Layout
- Air Conditioning / Heating
- Raised Access Floors
- 16 Car Parking Spaces
- Modern Fitted Kitchenette
- Close to A12 / A120

LOCATION

This prestige office is situated within the popular Phoenix Square office complex located directly adjacent to the A12 /A120 interchange which provides excellent road links to the east coast ports of Harwich and Felixstowe and Stansted airport.

Colchester town centre and main line railway station (London Liverpool Street approx. 55 minutes) are just 3 miles distant and close by is a Tesco, Nat West bank, various restaurants, a health and fitness centre and children's day nursery.

DESCRIPTION

The suite is of the highest quality provided in an open plan format and includes full access raised computer flooring with fitted carpet tiles, suspended ceilings with recessed category 2 / LED lighting, air conditioning providing both heating and cooling, a kitchenette and male, female and disabled toilet facilities.

Sixteen car parking spaces are provided on site with additional car parking spaces available by separate negotiation.

ACCOMMODATION

(all figures provided are approximate net internal areas)

Total net internal area approx. 2,672 sq ft (248m²)

TERMS

The office is available by way a new lease, length and terms to be agreed, at a rent of £43,000 per annum exclusive of business rates, service charge and VAT.

SERVICE CHARGE

A service charge is levied to cover the costs of maintenance, cleaning and lighting of the car parking and landscaped areas, external window cleaning, lighting and cleaning of common internal areas and a sinking fund towards external decorations, the maintenance of the roof and air conditioning. Costs for the financial year 2017/18 are approx. £9,400 per annum.

BUSINESS RATES

We are informed that the rateable value is £37,250. We estimate that the rates payable are likely to be in the region of £17,900 per annum. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We understand the premises have been assessed and falls within Band D (91). A full copy of the EPC assessment and recommendation report is available from our office.

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 sole agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



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