

**A Stunning Office Suite Approx. 1,752 sq. ft (162.8m<sup>2</sup>) with Parking**

# **1 The Cedars, Apex 12, Old Ipswich Road, Colchester, Essex, CO7 7QR**



## **TO LET AT £32,000 PER ANNUM**

- Flexible Open Plan Space
- Air Conditioning / Heating
- Glass Partitioned Offices
- Seven Car Parking Spaces
- Teapoint / Break Out Area
- Adjacent to the A12/A120

## LOCATION

A stunning architect designed office situated within a self-contained and secure site directly adjacent to the A12 / A120 interchange providing easy links to Stansted airport, the east coast ports of Harwich and Felixstowe, Ipswich and the national motorway network. Colchester town centre and main line railway station (London, Liverpool Street approx. 50 minutes) is approximately 3.5 miles distant. There is a hotel adjacent and The Crown public house/restaurant opposite.

## DESCRIPTION

Apex 12 comprises a mix of three detached, striking office buildings located in a landscaped environment with generous on-site car parking. 1 The Cedars is a self-contained ground floor suite built to an extremely high specification to include double glazed aluminium powder coated windows and doors, suspended ceilings with recessed LED lighting and air conditioning, full access raised floors with carpet tiles, two male/female accessible toilets. There are three high quality offices created with full height glazed partitions and a newly fitted teapoint / break out area.

There are seven car parking spaces are provided in brick paved bays. The site is covered by CCTV security cameras with automatic security bollards at the main entrance. Extra car parking spaces are available on site under a separate licence.

## ACCOMMODATION

(figures provided are approx. net internal measurements)

**Total Area**                      Approx. 1,752 sq. ft                      (162.8m<sup>2</sup>)

## TERMS

This office is available to let on a new lease, length and terms to be agreed, at rent of £32,000 per annum exclusive of business rates and VAT.

## SERVICE CHARGE

A service charge is applicable to cover; drainage water rates, refuse collection, security patrols, CCTV and entrance bollards, maintenance of the external areas, lighting of car parks, external window cleaning, servicing of the air conditioning and payment into a Reserve Fund.

Approx. cost for 2018 is £10,000 plus VAT.

## BUSINESS RATES

We are informed that the rateable value is £26,000. We estimate that the rates payable are likely to be in the region of £12,820 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 falls within the Energy Performance Band C (59).

A full copy of the EPC is available 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 sole letting agents:

**Newman Commercial**

**Tel: 01206 85 45 45**

**Email: [mail@newmancommercial.co.uk](mailto:mail@newmancommercial.co.uk)**



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