

High Quality Air-Conditioned Office Approx. 1,150 sq ft (107 m²)

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



TO LET AT £19,000 PER ANNUM

- | | | |
|-----------------------|-------------------------------|---|
| • Open Plan Layout | • • Air Conditioning /Heating | • |
| • Tea Point Facility | • • New Carpet Tiles | • |
| • Five Parking Spaces | • • 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 Stansted Airport, the east coast ports of Harwich and Felixstowe and the national motorway network. Colchester town centre and mainline railway station (London Liverpool Street approx. 55 minutes) are just 3 miles distant.

Close by there is a Tesco Extra, NatWest bank, various restaurants, a Fitness4Less gym, Leapfrog children's day nursery and post office.

DESCRIPTION

The suite is of the highest quality and includes full access raised computer flooring with carpet tiles, suspended ceilings with recessed LED lighting, air conditioning providing both heating and cooling, a tea point, male, female and disabled toilet facilities and a shower.

Five allocated car parking spaces are provided on site with further overflow spaces available by separate agreement.

ACCOMMODATION

(all figures provided are approximate net internal areas)

Ground Floor Office 1,150 sq ft (107 m²)

TERMS

The office is available by way of a new lease, length and terms to be agreed at a rent of £19,000 per annum exclusive of business rates and VAT.

SERVICE CHARGE

A service charge is levied to cover the costs of repair, maintenance, CCTV and lighting of external communal areas, external window cleaning, air conditioning maintenance, refuse collection and external building maintenance together with a sinking fund. Estimated costs for the latest year 2018/19 are to be confirmed.

BUSINESS RATES

We are informed that the rateable value is £15,500. We estimate that the rates payable are likely to be in the region of £7,450 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 have been advised that the premises fall within class E (111) 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 sole agents:

Newman Commercial

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