

Air-Conditioned Office Approx. 1,030 sq. ft (95.7 m²)

Suite 4 The Centre, Colchester Business Park, Colchester, Essex CO4 9QQ



TO LET AT £18,000 PER ANNUM

- Mainly Open Plan
- Impressive Reception
- Five Car Parking Spaces
- Tea Point & Meeting Room
- Lift & Stairs Access
- Close to A12/A120

LOCATION

Colchester Business Park is strategically located to the north of Colchester directly adjacent to the A12/A120 interchange which provides excellent access to the UK's major motorway network. Colchester town centre and main line railway station (London Liverpool St approx. 55 mins) is approximately 3 miles distant. Located on the Business Park is Mimosa Restaurant, newsagents/shop and NatWest bank. Nearby is a Tesco Supermarket & petrol filling, Fitness4Less & David Lloyd and a children's day nursery.

DESCRIPTION

The suite is accessed via an impressive fully glazed entrance lobby with stairs and a passenger lift to the first floor. The office is mainly open plan with a separate meeting room/office area, a tea point, carpeting, a suspended ceiling with recessed lighting and a full access raised floor. Gas heating is provided via radiators. Communal male, female and accessible toilet facilities are provided.

Five car spaces are provided on site within the landscaped car parking area.

ACCOMMODATION

(Approximate net internal figures)

Suite 4 - approx. 1,030 sq. ft (95.7 m²)

TERMS

The office is available to let on a new lease, minimum unbroken term of three years, at a rent of £18,000 per annum plus VAT.

Rent is payable quarterly in advance plus service charge, buildings insurance and electricity. A deposit may be required subject to covenant strength. Financial references will be required.

SERVICE CHARGE

A service charge is applicable to cover; maintenance and cleaning of the communal areas including toilets & lift and car park, heating, communal lighting, site security and landscaping. Approx. cost 2018/19 - £14,500.00.

BUILDINGS INSURANCE

This is to be paid by the landlord with the cost to be recovered from the tenant. Approx. cost 2018/19 - £173.00.

BUSINESS RATES

We are informed that the rateable value is £14,500. We estimate that the rates payable are likely to be in the region of £7,000 per annum.

For rateable values below £12,000 100% rate relief may be available, subject to eligibility. We recommend all parties make their own direct enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises falls within class C(63) 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

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



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