

**Self-Contained Offices from approx. 710 sq ft to 1,420 sq ft
with On Site Car Parking**

Berewyk Hall Court, White Colne, Colchester, CO6 2QB



TO LET FROM £6,200 PER ANNUM

- Open Plan Offices
- On-site Car Parking
- Attractive Rural Setting
- Carpets & Heating
- Disabled W/C
- Easy A12 / A120 Access

LOCATION

The offices are situated in a rural environment located off Station Road, in White Colne, approximately .2 miles from the A1124 which provides easy access to the A12 & A120.

DESCRIPTION

Attractive carpeted offices with; disabled W/C facilities, heating, lighting, and electricity. Located within an attractive rural setting with on-site car parking. The site also benefits for solar panels which help reduce the electricity costs.

Offices 1 & 2 can be interlinked to suit a single occupier.

ACCOMMODATION / AVAILABILITY

(approximate gross internal figures)

Offices	Area Sq ft (m ²)	Rent (£ pa)	Service Charge (pa)
1	710 (66)	£6,200	£800
2	710 (66)	£6,200	£800
1&2	1,420 (132)	£14,400	£1,600

TERMS

The offices are available to let on new flexible leases, length and terms to be agreed, at the rents quoted above.

DEPOSIT

A refundable deposit, equivalent to three month's rent is required upon lease completion.

SERVICE CHARGE

There is a service charge applicable to cover the maintenance and up keep of the external communal areas, water and sewage rates. Approximate cost outlined in the adjacent table.

BUSINESS RATES

We are informed that the rateable value is £5,900 per unit. We estimate that the rates payable are likely to be in the region of £2,800 per annum. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction. For rateable values below £12,000 100% rate relief may be available, subject to eligibility.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A full copy of the EPC assessment and recommendation report 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.

We understand that VAT is applicable on the rental figures quoted.

VIEWING

Strictly by appointment via agents:

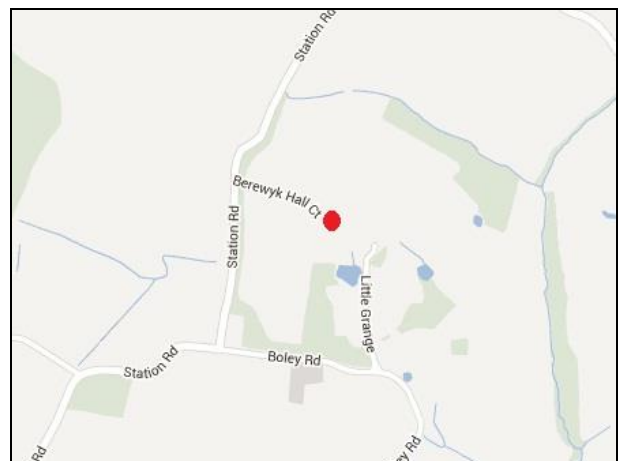
Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



similar office



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