

**First Floor Office of Approx. 1,385 sq. ft (128.7 m<sup>2</sup>)**

**The Tower, Phoenix Square,  
Severalls Park, Colchester, Essex CO4 9HU**



**TO LET AT £22,000 PER ANNUM**

- Open Plan Layout
- Kitchenette / WC's
- On Site Car Parking
- Air Conditioning
- Lift & Stair Access
- Excellent A12 Access

## 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, NatWest bank, various restaurants, and next door a health and fitness centre and children's day nursery.

## DESCRIPTION

A high quality open plan first floor office which benefits from air conditioning, kitchenette, meeting room / director's office, suspended ceilings with recessed florescent lighting and raised access floors. The office is accessed via a ground floor lobby with stair and lift access.

There are seven car parking spaces situated on site along with additional visitors & accessible spaces.

Note: We understand there is a Virgin fibre internet line in to the building. we suggest interested parties make their own enquiries with Virgin.

## ACCOMMODATION

(Approximate net internal figures)

First Floor approx. 1,385 sq. ft (128.7 m<sup>2</sup>)

## TERMS

The office is available to let on a new sub lease, to expire no later than July 2022, at a rent of £22,000 per annum.

Alternatively, the office is available to let on a new lease direct from the landlord subject to; surrender, rent and lease terms to be agreed.

The figures quoted are exclusive of rates 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. The cost for 2018/19 is approx. £2,000 per annum.

## BUSINESS RATES

We are informed that the office is not currently individually assessed however we would estimate the ratable value to be in the region of £15,000 therefore rates payable are likely to be in the region of £7,000 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)

A full copy of the EPC assessment and recommendation report will soon be 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](mailto:mail@newmancommercial.co.uk)**



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