

Air-Conditioned Office Approx. 412 sq. ft (38.3 m²)

Suite 6 The Centre, Colchester Business Park, Colchester, Essex CO4 9QQ



TO LET FROM £7,500 PER ANNUM

- Open Plan
- Impressive Reception
- Two Car Parking Spaces
- Well Presented
- 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, Fitness4Levee & 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 open plan with 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. Two car spaces are provided on site within the landscaped car parking area.

ACCOMMODATION

(Approximate net internal figures)

Suite 6 - approx. 412 sq. ft (38.3 m²)

TERMS

The office is available to let on either of the following two options;

1. A new minimum twelve month letting at a rent of £15,600 per annum inclusive of service charge and buildings insurance. Electricity is billed separately. Rent is payable monthly in advance and a deposit of two months' rent is required. Financial references will be required.
or
2. To let on a new lease, minimum unbroken term of three years, at a rent of £7,500 per annum. Rent is payable quarterly in advance plus service charge, buildings insurance & 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 - £5,741.

BUILDINGS INSURANCE

This is to be paid by the landlord with the cost to be recovered from the tenant.

BUSINESS RATES

We are informed that the rateable value is £6,300. We estimate that the rates payable are likely to be in the region of £2,950 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



IMPORTANT NOTICE: -

Newman Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that; i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) The vendor or lessor does not make or give, and neither Newman Commercial nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv) All statements contained in these particulars as to this property are made without responsibility on the part of Newman Commercial or the vendor/lessor. v) All quoting terms may be subject to VAT at the prevailing rate from time to time. vi) Newman Commercial have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency. Details updated 15.02.18