

Prestige Office Building of Approx. 1,690 sq. ft (157 m²)

**888 The Crescent, Colchester Business Park,
Colchester, Essex CO4 9YQ**



AVAILABLE TO LET

- High Specification
- Air Conditioning
- Nine Car Parking Spaces
- Partitioned Offices
- Tea Points & W/C's
- Close to A12 / A120

882 The Crescent, Colchester Business Park, Colchester, Essex, CO4 9YQ t: 01206 85 45 45 w: www.newmancommercial.co.uk

LOCATION

A prestige two storey office building situated in an attractive landscaped setting on the popular Colchester Business Park located directly adjacent to the A12/A120 interchange providing excellent access to the UK's major motorway network, Stansted Airport, the East Coast ports of Harwich and Felixstowe. Colchester's main line railway station (London Liverpool Street approximately 50 mins) and the town centre three miles distant.

Close by there is Mimosa Restaurant, a newsagent, hairdressers, NatWest Bank, Fitness4Less Gym, children's day nursery and a Tesco Supermarket. A bus service runs along "The Crescent" at regular intervals.

DESCRIPTION

A semi-detached, self-contained, office which is presented to a high standard to include; air conditioning, double glazed powder coated aluminium windows, carpet tiles, recessed Cat II lighting and raised access floors (ideal for power, telephone and computer cabling).

On the ground floor there is a large meeting room, open plan office area and two separate offices along with a tea point. On the first floor there is a large open plan office area with two directors offices and a tea point. Male/ female and accessible toilet facilities are provided.

Externally there is car parking for nine cars, and a bike rack, provided in an attractive and landscaped car parking area.

ACCOMMODATION

(the figures provided are approximate net internal areas)

Ground Floor	Approx.	800 sq ft	(74 m ²)
First Floor	Approx.	890 sq ft	(83 m ²)
Total	Approx.	1,690 sq ft	(157 m²)



TERMS

The premises are available to let by way of a sub-lease or assignment of the existing five-year lease which is to expire on the 25th October 2020, at a passing rent of £26,500 per annum.

Alternatively, a new lease may be available direct from the landlord subject to lease terms and covenant strength.

The figures quoted are exclusive of rates and VAT.

SERVICE CHARGE

A service charge is levied to cover the costs of maintenance of the common external areas, landscaping roadways, on site lighting and the 800 The Crescent private roadway. Approx. cost for 2018/19 £125.00.

BUSINESS RATES

We are informed that the rateable value is £25,500. We estimate that the rates payable are likely to be in the region of £12,600 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 D (97) 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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