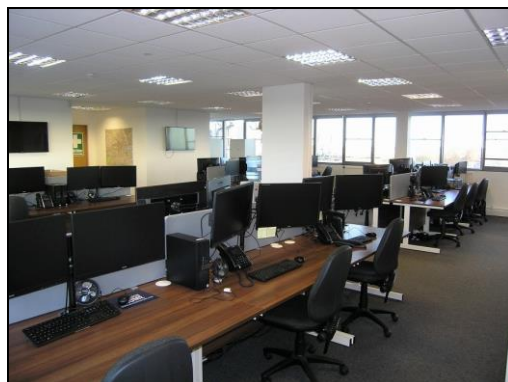


Well Presented & Furnished Offices of Approx. 2,400 sq ft (223 m²)

7th Floor, Wellington House, Butt Road, Colchester, Essex, CO3 3DA



TO LET AT £26,500 PER ANNUM

- Town Centre Location
- Desks & Chairs Included
- Partitioned Offices
- Kitchenette / WC's
- Meeting Room
- Four Parking Spaces

LOCATION

The premises are prominently located on Butt Road, Colchester and benefit from the usual town centre amenities; public car parks, bus stops, restaurants, shops, pubs, banks etc, are within easy walking distance. Colchester main line railway station (Liverpool Street approx. 55 minutes).

DESCRIPTION

A very well presented seventh floor office suite which benefits from excellent views over Colchester. The accommodation provides; a large open plan office with desking for 24 people, two director's offices, a large meeting/training room, a kitchenette and seating area, additional office area and a store room. The premises benefits from suspended ceilings with recessed florescent lighting, carpeting, intruder alarm and network cabling. There is a manned reception area and two lifts which go to the sixth floor with stairs up to the seventh floor.

There is currently desking for 26 people, a furnished meeting room and staff break out area. The furniture is intended to remain but can be removed if required. There are four car parking spaces provided on site.

ACCOMMODATION

(Approximate net internal figures)

7th Floor – approx. 2,400 sq ft (223 m²)

TERMS

The premises are available to let on a new flexible lease, length and terms to be agreed, at a rent of £26,500 per annum.

The figures quoted are exclusive of rates and VAT.

SERVICE CHARGE

A service charge is applicable to cover; maintenance of the internal and external communal areas, communal lighting, heating, water and electricity rates, security and buildings insurance. Approx. cost for 2018/19 of £4.25 per sq ft.

BUSINESS RATES

We are informed that the rateable value is £12,250. We estimate that the rates payable are likely to be in the region of £5,700 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 (79) 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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