

NEWMAN

COMMERCIAL PROPERTY CONSULTANTS

Part of the Fenn Wright group

12 De Grey Square, De Grey Road, Colchester, Essex CO4 5YQ



TO LET
Prestigious
Detached Office
5,080 sq. ft
(472 m²)

- To Let at £80,000 per annum
- Air Conditioned
- Glass Partitioned Offices
- Impressive Meeting Room
- Self Contained store Room
- 16 On Site Car Parking Spaces
- Close to A12/A120

LOCATION

De Grey Square is an office development located off Severalls Lane adjacent to Colchester Business Park with easy access to the A12/A120 (junction 28). Colchester Town Centre and mainline railway station (Liverpool St approx. 55 mins) is approximately two miles.

DESCRIPTION

The office accommodation is self-contained and very well presented over two floors. There is a large reception leading to; an impressive meeting room, large open plan office, comms room, kitchenette/staff room and male, female and accessible W/C facilities. There is also a ground floor store room (with separate external access doors). On the first floor there are two large open plan areas, six glass fronted partitioned offices and a tea point. The store room can be converted in to additional office space subject to terms.

The building benefits from air conditioning & heating (not tested), recessed lighting, raised access floors (first floor only) with carpets, network cabling, double glazed aluminum windows and doors, CCTV, and intruder and fire alarms.

There are sixteen allocated car parking spaces plus shared visitor spaces on site.

ACCOMMODATION

(Approximate net internal measurements)

		Sq. Ft	m ²
Ground Floor	Approx.	1,500 sq ft	139.5 m ²
Store Room	Approx.	905 sq ft	84.0 m ²
First Floor	Approx.	2,675 sq ft	248.5 m ²
Total	Approx.	5,080 sq ft	472.0 m²

TERMS

The premises are available to let on a new full repairing lease, length and terms to be agreed, at a rent of £80,000 per annum. The figures quoted are exclusive of business rates and VAT.



SERVICE CHARGE

A service charge is applicable to cover; maintenance of the communal areas, lighting, security, window & gutter cleaning, car park and landscaping.

Approx. cost for 2018 is £2,150.

BUSINESS RATES

We are informed that the rateable value is £50,000. We estimate that the rates payable are likely to be in the region of £24,650 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 falls within class C (52) 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.

LEGAL COSTS

Each party will bear their own legal costs involved within the sale.

VIEWING

Strictly by appointment via sole agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



Newman Commercial are part of Fenn Wright, the region's leading, independently owned firm of chartered surveyors, estate agents and property consultants.

We are trusted property experts in Essex and Suffolk and our branch network is conveniently located along the A12 corridor in and around Chelmsford, Colchester and Ipswich.

Fenn Wright specialise in:

- Commercial sales, lettings and professional advice
- Development, planning and new homes
- Residential sales, lettings and premium property
- Agricultural property advice, farms and land, fisheries (UK-wide)
- Mortgage valuations, homebuyer report, building surveying.

Everyone at Fenn Wright takes pride in using their expert local knowledge and professional know-how to provide an industry-leading level of service that delivers results for our clients time and time again.

Our commercial expertise includes;

- Sales, letting and acquisition
- Commercial valuation services
- Property management
- Rent reviews & lease renewals
- Surveys & building consultancy
- Business rates
- Dispute resolution services
- Corporate recovering & insolvency

For further information

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newmancommercial.co.uk

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Details updated; 29.11.18

Fenn Wright

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