

NEWMAN

COMMERCIAL PROPERTY CONSULTANTS

Part of the Fenn Wright group

707 The Centre, Colchester Business Park, Colchester, Essex CO4 9QQ



TO LET
Office
369 sq. ft
(34.3 m²)

- To Let From £8,500 Per Annum
- Large Glazed Frontage
- Open Plan
- W/C Facilities
- On Site Car Parking Space
- Established Business Park
- 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

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, Fitness4Less & David Lloyd and a children's day nursery.

DESCRIPTION

The office accommodation is prominently located on the ground floor with a large glazed frontage and personnel access from the front and rear. The office is open plan and benefits from lighting, heating and carpeting. There are shared ladies, gents and accessible W/C facilities on site. There is one car parking space allocated on site.

ACCOMMODATION

(Approximate net internal measurements)

		Sq. Ft	m ²
707 The Centre	Approx.	369 sq ft	34.3 m ²

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 £12,000 per annum inclusive of service charge and buildings insurance. Electricity is billed separately. Rent is payable monthly in advance with a deposit of two months' rent. Financial references will be required.

2. To let on a new lease, minimum unbroken term of three years, at a rent of £8,500 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 - £1,550.

BUILDINGS INSURANCE

This is to be paid by the landlord with the cost to be recovered from the tenant. Approx. cost 2018/19 - £95.00.

BUSINESS RATES

We are informed that the rateable value is £4,750. 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 D (98) 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.

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

01206 85 45 45
newmancommercial.co.uk

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 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.
- 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.
- The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- All quoting terms may be subject to VAT at the prevailing rate from time to time.
- Fenn Wright 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; 26.11.18

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