

**Self-Contained Office of approx. 710 sq ft (65.9m²)
with On Site Car Parking**

1 Berewyk Hall Court, White Colne, Colchester, CO6 2QB



TO LET AT £6,200 PER ANNUM

- Open Plan Office
- On-site Car Parking
- Attractive Rural Setting
- Carpets & Heating
- Disabled W/C
- Easy A12 / A120 Access

LOCATION

The office is situated in a rural environment located off Station Road, in White Colne, approximately .2 miles from the A1124 which provides easy access to the A12 & A120.

DESCRIPTION

Attractive carpeted offices with; disabled W/C facilities, heating, lighting, and electricity. Located within an attractive rural setting with on-site car parking. The site also benefits for solar panels which help reduce the electricity costs.

ACCOMMODATION / AVAILABILITY

(approximate gross internal figures)

Office	Area Sq ft (m ²)	Rent (£ pa)	Service Charge (pa)
1	710 (66)	£6,200	£1,000

TERMS

The offices are available to let on new flexible leases, length and terms to be agreed, at the rent quoted above.

In addition to the service charge the tenant is responsible for electricity, telecoms and contents insurance.

DEPOSIT

A refundable deposit, equivalent to three month's rent, is required upon lease completion.

SERVICE CHARGE

There is a service charge applicable to cover the maintenance and up keep of the external communal areas, water and sewage rates. Approximate cost is £1,000 per annum 2018 / 2019.

BUSINESS RATES

We are informed that the rateable value is £5,900 per unit. We estimate that the rates payable are likely to be in the region of £2,800 per annum. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction. For rateable values below £12,000 100% rate relief may be available, subject to eligibility.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A full copy of the EPC assessment and recommendation report is available upon request.

VAT

VAT is applicable on the rental figures quoted.

VIEWING

Strictly by appointment via agents:

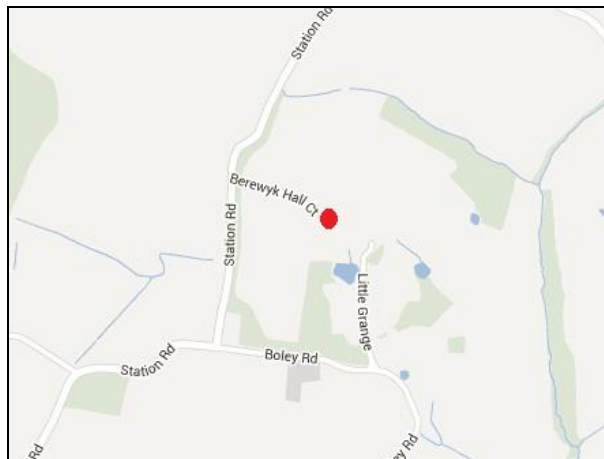
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Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



similar office



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