

Business / Office Premises Approx. 1,375 sq. ft (127.7m²)

**B20 Moorside Business Park, Eastgates,
Colchester, Essex CO1 2ZF**



TO LET AT £15,000 PER ANNUM

- Carpeted Offices
- Air Conditioning
- On Site Car Parking
- Meeting Room
- Tea Point & Shower
- Easy A12/A120 Access

LOCATION

The premises are situated within Moorside Business Park, a mixed commercial and leisure area benefiting from good communications to the town centre and inner ring road system which leads to the A12/A120. Nearby occupiers include The Royal Mail and Rollerworld. Close by is the main line railway station (London, Liverpool Street approx. 55 mins).

DESCRIPTION

The building is of brick & block construction, with insulated clad elevations, under a pitched and insulated roof. There is a personnel door and large glazed windows & doors behind a metal loading door. On the ground floor is an open plan office area with a tea point, W/C and shower. On the first floor there is an office area, glass fronted meeting room and W/C. The offices are carpeted with lighting, heating/cooling (not tested), electrical sockets, and network/computer cabling. Two allocated car parking spaces are provided directly on site along with additional visitor spaces.

Note: There is a 10GB EFM (BT) Line in to the building which is available at an additional cost. Further information is available upon request.

ACCOMMODATION

(approximate gross internal figures)

Ground Floor	Approx.	970 sq ft	90.1 m ²
First Floor	Approx.	405 sq ft	37.6 m ²
Total	Approx.	1,375 sq ft	127.7 m²

TERMS

The premises are available to let on a new flexible lease, length and terms to be agreed, at a rent of £15,000 per annum. The figures quoted are exclusive of rates and VAT.



SERVICE CHARGE

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

Approx. cost 2017/18 - £1,200.00.

BUSINESS RATES

We are informed that the rateable value is £6,100. We estimate that the rates payable are likely to be in the region of £2,950 per annum.

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 to confirm their liabilities in this direction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises fall within class D (77) 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.

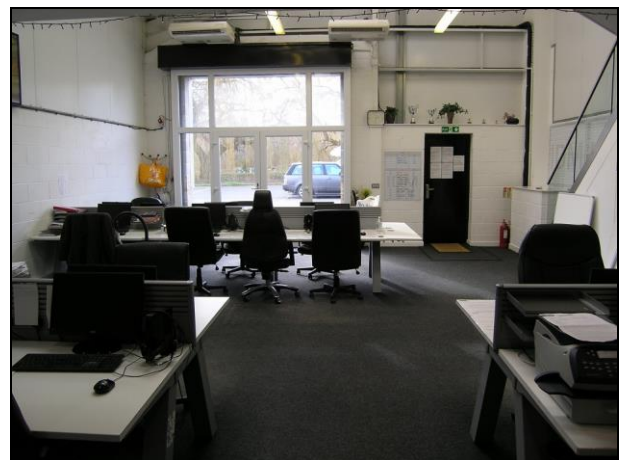
VIEWING

Strictly by appointment via sole agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



IMPORTANT NOTICE: -

Newman Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that; i) 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. ii) 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. iii) The vendor or lessor does not make or give, and neither Newman Commercial nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv) All statements contained in these particulars as to this property are made without responsibility on the part of Newman Commercial or the vendor/lessor. v) All quoting terms may be subject to VAT at the prevailing rate from time to time. vi) Newman Commercial 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. Newman Commercial are Part of The Fenn Wright Group. Details updated 08.05.18