NEWMAN
COMMERCIAL PROPERTY CONSULTANTS

Town Centre Offices from Approx. 3,070 sq ft to 19,810 sq ft

14 Headgate, Colchester, Essex, CO1 1RF

TO LET ON FLEXIBLE TERMS

- Prominent Building
- On Site Car Parking
- Passenger Lift
- Flexible Layouts
- Part Refurbished
- Town Centre Location

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LOCATION

Detached Head Quarters office building prominently located on the corner of Southway and Headgate with car parking to the rear accessed via Essex Street. 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

The accommodation is presented over two wings on ground and first floor level. There is a large glazed reception, accessed via Headgate & the rear car park, with stairs and lift access to the first floor, and W/C facilities on both floors. The two ground floor suites benefit from suspended ceilings, lighting, central heating (not tested), carpeting, partitioned offices, meeting rooms, store rooms & kitchenette facilities.

Part of the building has been refurbished and is very well presented in an open plan format with a kitchenette, suspended ceiling, recessed lighting, new carpeting, fire alarm system, perimeter trunking with electrical sockets and radiators (not tested).

There are thirty car parking spaces provided on site with the ability to double park in part to accommodate further cars.

ACCOMMODATION

(figures provided are approx. net internal measurements)

Ground Floor	Approx.	3,070 sq ft	285.0 m²
Ground Floor	Approx.	6,775 sq ft	629.4 m²
*First Floor	Approx.	3,250 sq ft	301.8 m²
First Floor (VOA)	Approx.	6,715 sq ft	623.9 m²
Total	**Approx.**	**19,810 sq ft**	**1,840.1 m²**

*Refurbished first floor wing ready for immediate occupation.

TENANCY

The VOA currently occupy approximately 6,715 sq ft (623.9 m²) on the first floor. Their lease is set to expire March 2021.

TERMS

The premises are available to let by way of an assignment of the existing lease to expire December 2023 or on a new sub-lease, length and terms to be agreed (to expire no later than March 2021). A letting of the whole may be possible subject to negotiation with the current tenant (VOA). Alternatively, a new lease may be available direct from the landlord.

Further details on rent and terms are available on application.

SERVICE CHARGE

A service charge is levied to cover the cost of; external building and car park maintenance, maintenance, cleaning and lighting of the communal areas, utilities and lift maintenance. Approx. cost 2017/18 £5.15 per sq ft.

BUSINESS RATES

We have been advised that the building is currently assessed only in part however the combined rateable value for the vacant areas is £91,500 therefore rates payable in the region of £44,000 pa. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises fall within class D (93) 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

Refurbished 1st floor wing.

Rear Car Parking Area (access via Essex Street).

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