

Phase I Godbolts Business Park, London Road, Marks Tey, CO6 1HS

ONLY 3 UNITS REMAINING



Brand new high specification office development

- Excellent A120 and A12 access
- Main line train station into London's Liverpool Street within 1.5 miles
- Allocated on-site car parking
- Phase I comprises ten self contained offices arranged within three new buildings with a total gross internal floor area of some 11,135 sq ft and are available for occupation immediately upon completion of the legal formalities

For Sale or
To Let

High Quality
Office Suites

1,183 sq ft or
1,233 sq ft



Details

Location

The development is situated on the northern side of the A120 in Marks Tey some 8 miles to the west of Colchester town centre and benefits from excellent road and rail communications.

The A120 links with the coastal port of Harwich to the east and both Stansted Airport and the M11 to the west. Both the north and southbound carriageways of the A12 are immediately accessible as is the Marks Tey mainline railway station providing a direct route to London's Liverpool Street.

Marks Tey provides a range of local shopping facilities including a convenience store with post office counter, pharmacy and farm shop. More comprehensive retail facilities are situated a few miles to the east at the Tollgate Retail Park with adjacent Homebase Store and J Sainsbury Superstore.

Description

Godbolts Business Park offers an attractive range of office buildings in a landscaped environment with allocated onsite car parking as well as 5 visitor spaces, 2 of which will be disabled bays.

This office complex comprises a range of new build offices and will incorporate the existing attractive listed buildings which will be sympathetically and comprehensively refurbished. All works will be undertaken to a high standard of specification by Kingfisher Prestige Developments.

The buildings provide Grade A office accommodation predominantly of open plan format which will include the following:-

- 48 allocated car parking spaces
- Low energy air sourced heating and cooling system
- Double glazing (secondary glazing may apply to the Listed Buildings).
- Multi compartment trunking and floor boxes
- Kitchenette with sink and hot and cold water services
- Fire and burglar alarm systems
- Unisex disabled toilet
- Carpet tiling throughout
- Plastered walls and ceiling
- Painted and decorated throughout
- Estate signage

Broadband

High Speed Broadband is available. Interested parties must make their own enquiries as to the suitability of the packages available .

Business Rates

The accommodation has yet to be assessed for rating purposes.

From the 1st April 2017 a business occupying only one business property in the UK with a rateable value of up to £12,000 may qualify for full rates relief with tapered relief applying from £12,001 to £15,000. Interested parties are advised to contact Colchester Borough Council for further information.



Accommodation

Phase I consists of ten self contained office units arranged within three new properties with the following approximate gross internal floor areas:-

UNIT NO	LEVEL	SIZES (sq. ft)	CAR PARK-ING SPACES	FREEHOLD PRICES	ANNUAL RENTALS	STATUS
<u>Building 1b</u>						
2	Ground & First Floor	747	2			Let
3	Ground & First Floor	747	2			Let
<u>Building 2</u>						
4	Ground & First Floor	1,183	4	Under Offer	Under Offer	Under Offer
5	Ground & First Floor	1,183	4	£278,000	£20,850	Available
6	Ground & First Floor	1,482	5	Under Offer	Under Offer	Under Offer
7	Ground & First Floor	1,233	4	£291,250	£21,700	Available
8	Ground & First Floor	1,233	4	£291,250	£21,700	Available
9	Ground & First Floor	1,233	4			Sold
<u>Building 4</u>						
14	Ground & First Floor	1,047	3			Sold
15	Ground & First Floor	1,047	3			Sold

Phase II will comprise the refurbishment of the three existing Grade II Listed buildings (shown as 'existing' on the layout plan) which will provide up to 7 self contained units. Commencement of the refurbishment works will commence shortly.

Use

A covenant will apply to all units that restricts the use solely to that of Class B1 office use.

Service Charge & Building Insurance

An annual service charge (estimate £2.50 per sq.ft.) will be applicable to both leasehold and freehold arrangements and will cover the repair and maintenance of all communal facilities. Tenants will be required to reimburse the landlords the full cost of buildings insurance cover.

Energy Performance Certificates

The units in Phase I have ratings of between A-25 and C-64.

VAT

VAT is applicable at the prevailing rate on all rent and

service charge payments.

Legal Fees

Each party to pay their own legal fees.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

01206 216 565

fennwright.co.uk

Steven Donnelly T: 01206 216557 E: smd@fennwright.co.uk

James Angel T: 01206 216558 E: jda@fennwright.co.uk

Lewis Chambers T: 01206 216562 E: lcc@fennwright.co.uk

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