

6 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ



Well Presented Office Building With Excellent A12 Access

- Two Storey Office Building
- Air Conditioning & Four Offices / Meeting Rooms
- Ground & First Floor Tea Point Facilities
- Predominantly Open Plan Layout
- Six Allocated Car Parking Spaces & Visitor Spaces

To Let
£42,500 PA

2,763 sq. ft
(256.7 sq m)



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021 & 2022



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Details

Location

De Grey Square is a prestigious office development located off Severalls Lane adjacent to Colchester Business Park with easy access to the A12/A120 (junction 28). Colchester City Centre and mainline railway station (Liverpool St approx. 55 mins) is approximately two miles.

Description

The office accommodation is self-contained and over two floors. There is an entrance lobby with stairs to the first floor. The ground floor office is open plan with a kitchenette facility and accessible WC. On the first floor there is an open plan office area, two meeting rooms and two separate offices along with a kitchenette and a WC.

The specification includes carpeting, lighting, suspended ceilings, perimeter trunking for power and data and heating / cooling (not tested).

There are six allocated car parking spaces plus shared visitor spaces on site.

Accommodation

(Approximate net internal measurements)

Ground Floor	Approx.	1,363 sq ft	126.6 sq m
First Floor	Approx.	1,400 sq ft	130.1 sq m
Total	Approx.	2,763 sq ft	256.7 sq m

Terms

The premises are available to let on a new full repairing and insuring lease at a rent of £42,500 per annum plus VAT.

Service Charge

A service charge is applicable to cover; maintenance of the estate communal areas (cctv, barrier), landscaping, lighting and car parking areas, estate signage, waste refuse and window cleaning.

The approx. cost for the current year is £1,100 plus VAT.

Buildings Insurance

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant.

The approx. cost for the current year is £500.00.

Business Rates

We have been informed that the rateable value is £39,250. We estimate that the rates payable are likely to be in the region of £20,100 per annum.

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 B (33) 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:

Fenn Wright

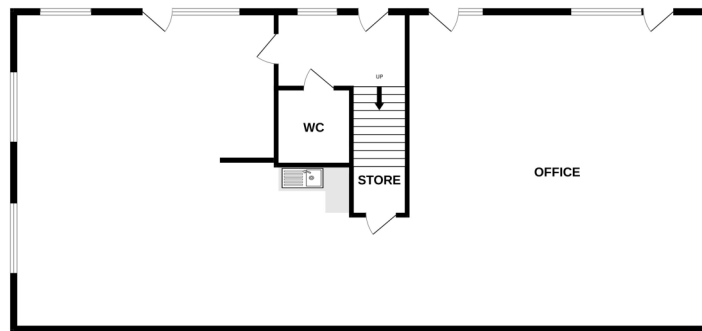
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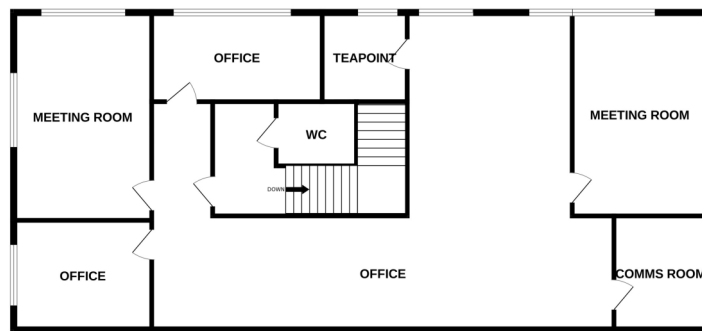
colchestercommercial@fennwright.co.uk

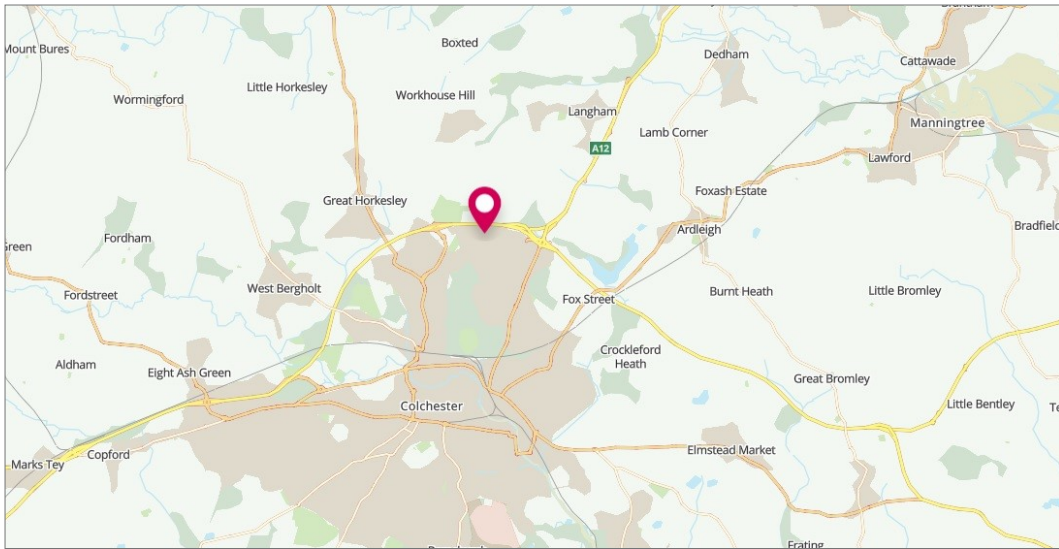
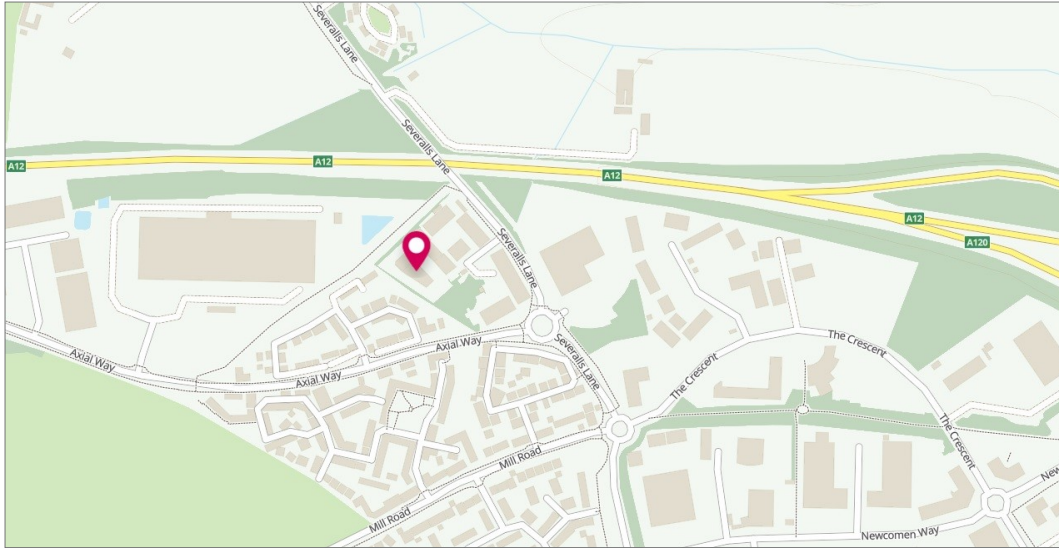


GROUND FLOOR



1ST FLOOR
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For further information

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- iii. 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.
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- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. 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.

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