



AVAILABLE TO LET

An impressive detached office building situated within landscaped grounds on an exclusive development

The Oaks, Apex 12, Old Ipswich Road, Colchester, Essex, CO7 7QR

RENT

£149,500
per annum

AVAILABLE AREA

6,680 sq ft
[620.6 sq m]

IN BRIEF

- » Very well presented, and available now
- » Flexible open plan space, ready for tenant fit out
- » Fibre Internet connection available
- » On site parking and EV charging
- » Adjacent to the A12/A120 interchange

LOCATION

Apex 12 is a prestigious development of high quality architect designed offices set in an immaculately landscaped environment.

The development is prominently located to the North of Colchester, adjacent to The Crown Interchange (Junction 29) of the A12 / A120, and benefits from excellent road links to the national motorway network, Stansted Airport, and the east coast ports of Harwich and Felixstowe.

Colchester City Centre and mainline railway station (London Liverpool Street approx. 50 minutes) are only 3.5 miles distant.

DESCRIPTION

The Oaks, a detached and self-contained two storey office building, has been built to an extremely high specification to include double glazed aluminium powder coated windows and doors, suspended ceilings with LED lighting and air conditioning cassettes, full access raised floors with carpet tiles (to be installed shortly), a Kone 8 person passenger lift, male, female, disabled toilets and a walk in shower room.

Twenty-eight car parking spaces are provided in brick paved bays which are covered by CCTV security cameras and automatic security bollards at the entrance. There are four electric car charging points (3x 3.6kWh and 1x 7.2 kWh).

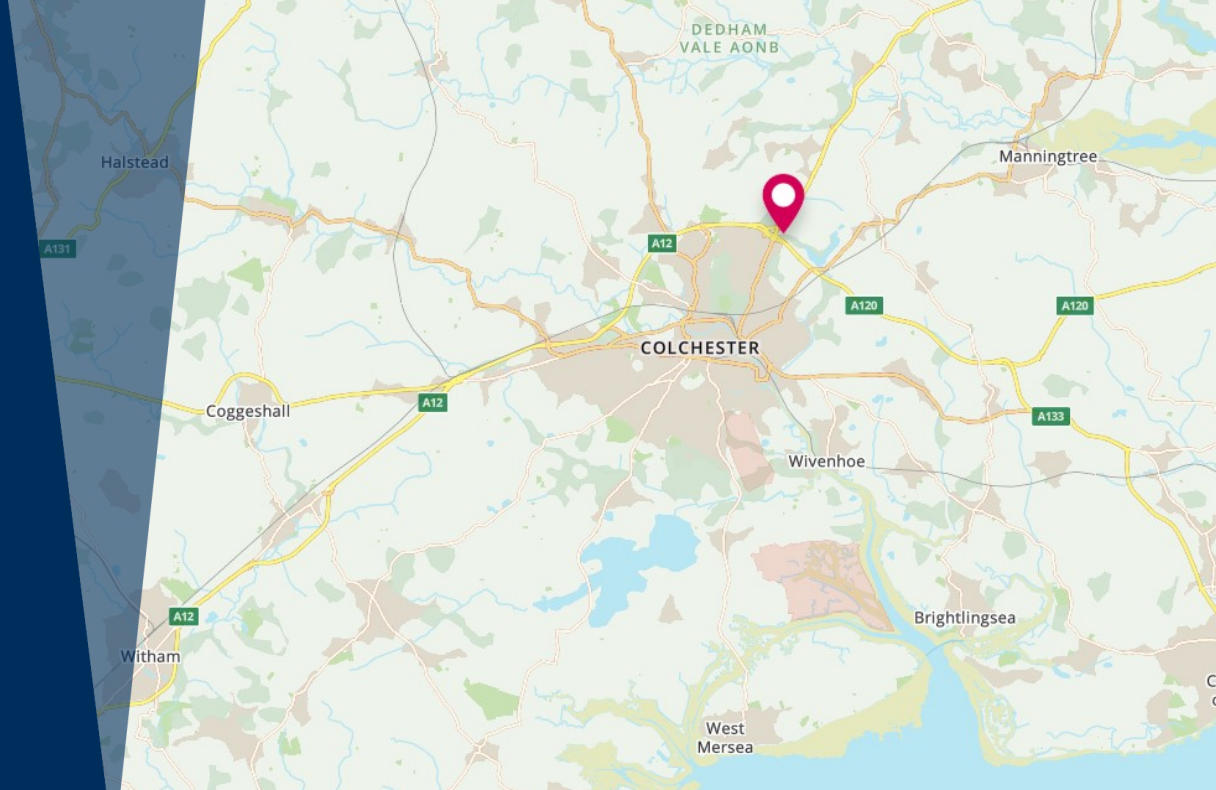
We are advised that there is a BT Openreach Fibre internet connection to the

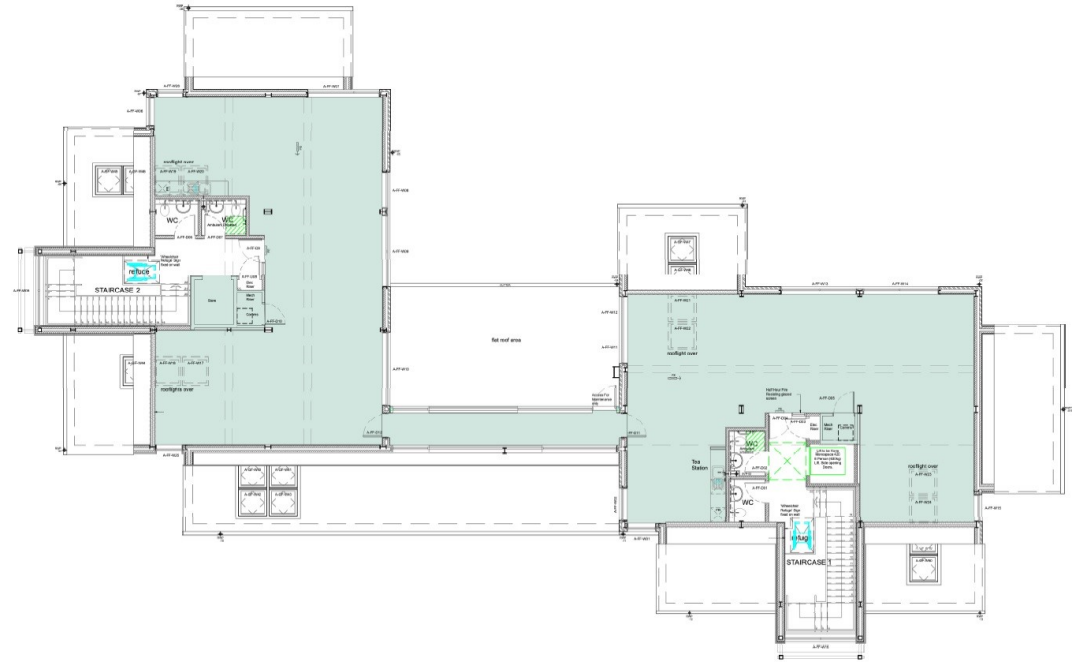
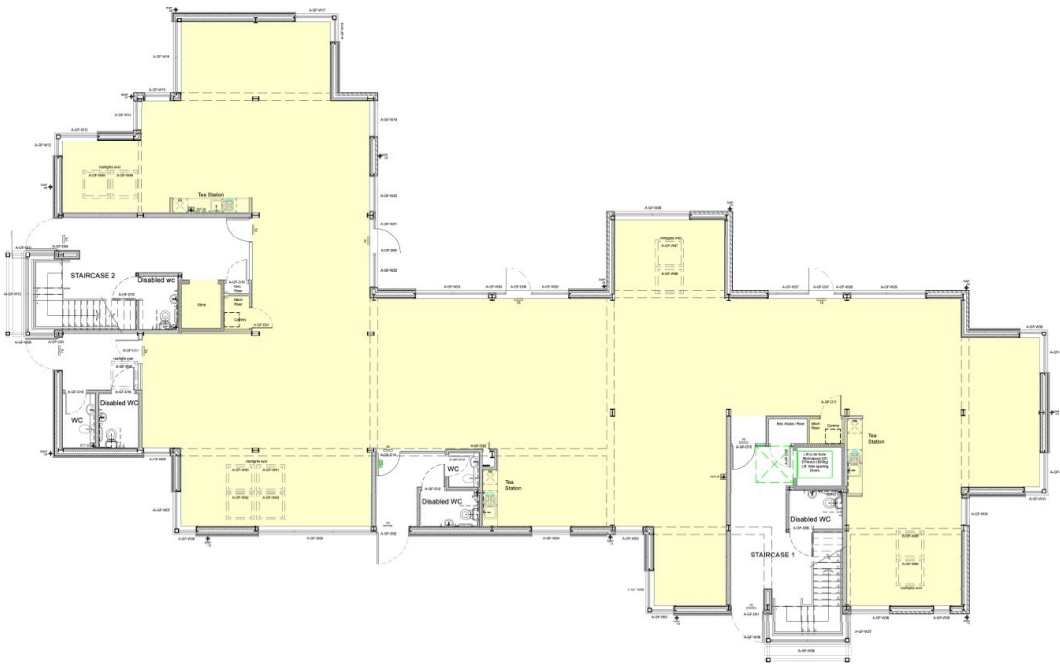
ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » The Oaks: 6,680 sq ft [620.6 sq m] approx.

Note: A separate storage unit of approximately 206 sq ft (19.2 sq m) is included.





TERMS

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, subject to a minimum unbroken lease term of five years, at a rent of £149,500 per annum plus VAT.

SERVICE CHARGE

A service charge will be applicable to cover costs of; drainage, water rates, refuse collection, annual air condition servicing, CCTV and entrance bollards, external grounds maintenance, lighting of the parking areas, external window cleaning, roof maintenance, AC and lift maintenance and a sinking fund.

Approximate cost for the current year is £24,000 plus VAT, payable on account.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £102,000.

Therefore estimated rates payable of approximately £55,700 for the current year.

Interested parties are advised to make their own enquiries.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

For the current year the approximate cost is £2,400 plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (54) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

VAT

VAT will be applicable on the rent and service. All rents and prices are exclusive of VAT under the Finance act 1989.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identify prior to the instruction of solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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Particulars created 17 April 2024

