

FennWright

**The Tower
Phoenix Square
Severalls Industrial Park
Colchester
Essex
CO4 9HU**

TO LET

**High Quality Fully
Refurbished Office**

- Approx. 5,909 Sq. Ft. (549 Sq. M)
- To Let at £97,500 Per Annum
- Open Plan Layout Ready For Fit Out
- Heating & Cooling
- 25 On Site Car Parking Spaces
- Established Business Park Location
- Located Adjacent To A12 / A120



Location

These high quality office suites are situated within the popular Phoenix Square office complex located directly adjacent to the A12/A120 interchange which provides excellent road links to the east coast ports of Harwich and Felixstowe and Stansted Airport.

Colchester city centre and main line railway station (London Liverpool Street approx. 55 minutes) is 3 miles distant. Close by is a Tesco, NatWest bank, various restaurants, a health and fitness centre and children's day nursey.

Description

These open plan first and second floor office suites benefit from air conditioning, suspended ceilings with recessed LED lighting and raised access floors with carpeting.

The offices are accessed via a ground floor reception with stair and lift access. We understand there is a Virgin fibre line into the building offering high speed internet access.

There are twenty-five car parking spaces situated on site plus additional visitors & accessible spaces.

Further parking spaces may be available on site subject to availability and negotiation.

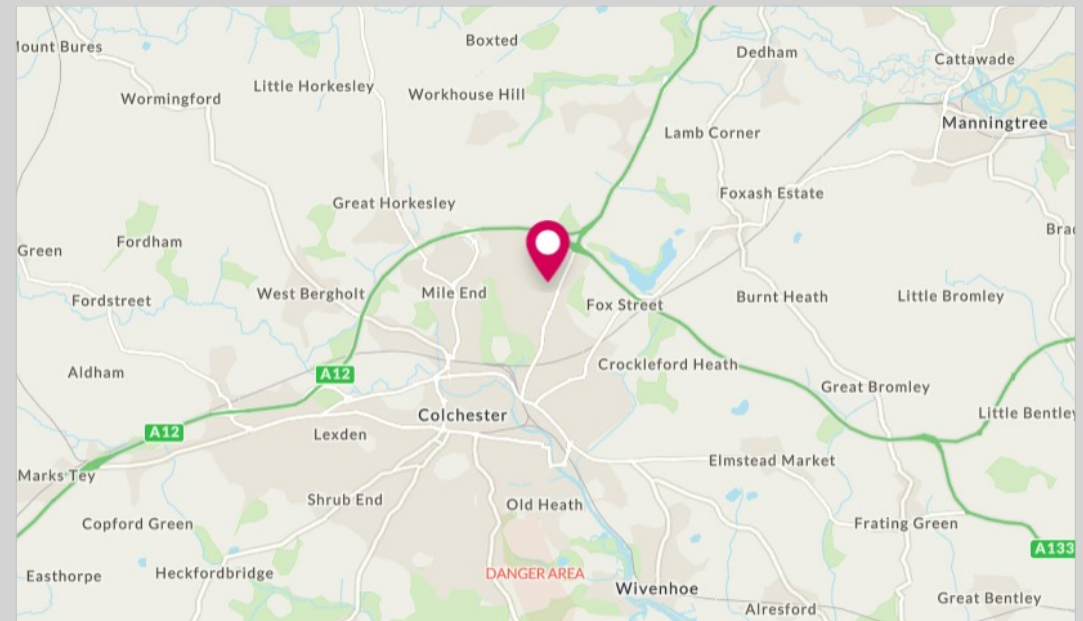
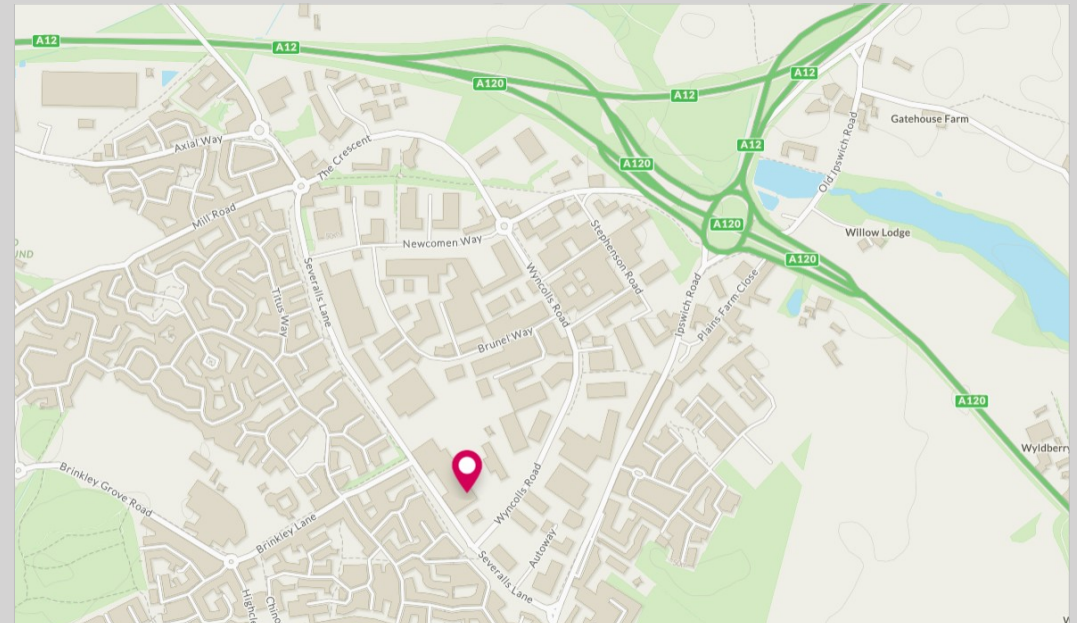
Business Rates

The offices are assessed with a combined rateable value of £75,250 with effect from the 1st April 2023. Therefore rates payable are likely to be in the region of £38,500 per annum.

Interested parties are advised to make their own 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 (92) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.



Accommodation

Approximate Net Internal Area:

First Floor	1,367 sq. ft	(127 sq. m)
Second Floor	4,542 sq. ft	(422 sq. m)
Total	5,909 sq. ft	(549 sq. m)

Note: the adjacent floor plans are provided for indicative purposes only.

Terms

To let on a new flexible lease at £97,500 per annum, exclusive of business rates and VAT.

We are advised that VAT is applicable at the prevailing rate.

Service Charge

A service charge is levied to cover the costs of maintenance, cleaning and lighting of the car parking and landscaped areas, waste collection, external window cleaning, lift maintenance, and a sinking fund towards external decorations, the maintenance of the roof and air condition.

The cost for 2022/23 is estimated at approx. £12,500 per annum.

Buildings Insurance

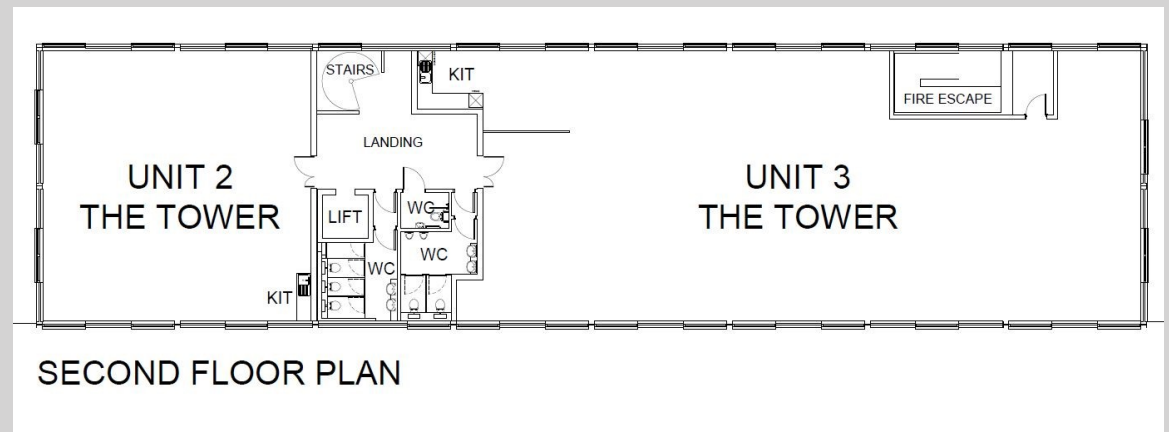
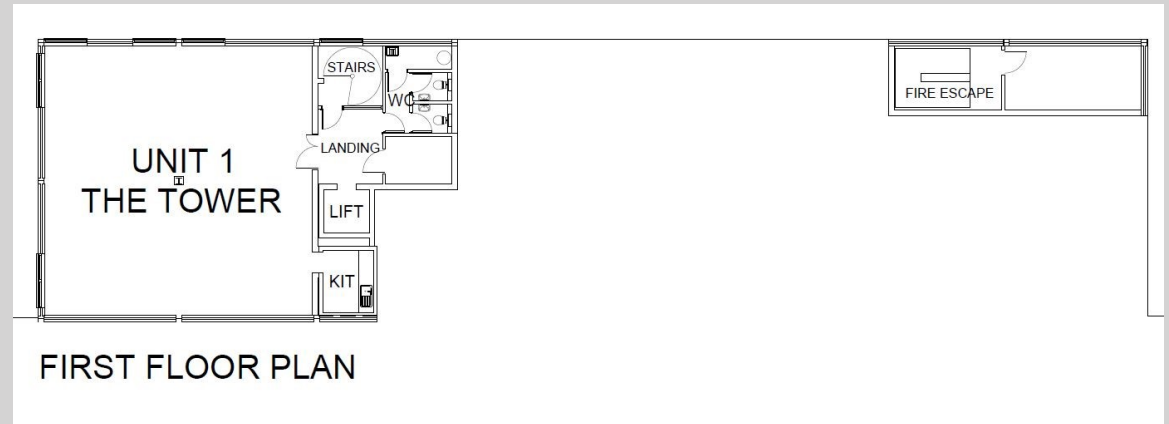
The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. Approx. cost for the current year is £1,550.

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.



FennWright

Viewings Strictly By Appointment
Via Joint Sole Agents:

Fenn Wright
882 The Crescent
Colchester Business Park
Colchester
Essex
CO4 9YQ

01206 85 45 45

Colchestercommercial@fennwright.co.uk

fennwright.co.uk



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- 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 Fenn Wright LLP 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.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.



- **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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