



**AVAILABLE TO LET**

**Business Premises With Offices And Stores**

**2 Phoenix Court, Hawkins Road  
Colchester, Essex, CO2 8LA**

**RENT**

**£39,500**  
per annum

**AVAILABLE AREA**

**3,530 sq ft**  
[327.8 sq m]

## IN BRIEF

- » Two Storey Building With First Floor Offices
- » WC & Tea Point Facilities
- » Open Plan First Floor Office Layout
- » Loading Door & Loading / Unloading Area
- » Ten On Site Car Parking Spaces
- » Close Colchester Town Railway Station

## LOCATION

The unit is situated at Phoenix Court, located off Hawkins Road, which is to the east of Colchester City Centre close to the Whitehall Industrial Estate and Hythe. Good access is available to the inner ring road system which links directly to the A12/A120 providing easy access to the East Coast ports of Harwich and Felixstowe and Stansted Airport. Colchester Town Train Station is within easy walking distance.

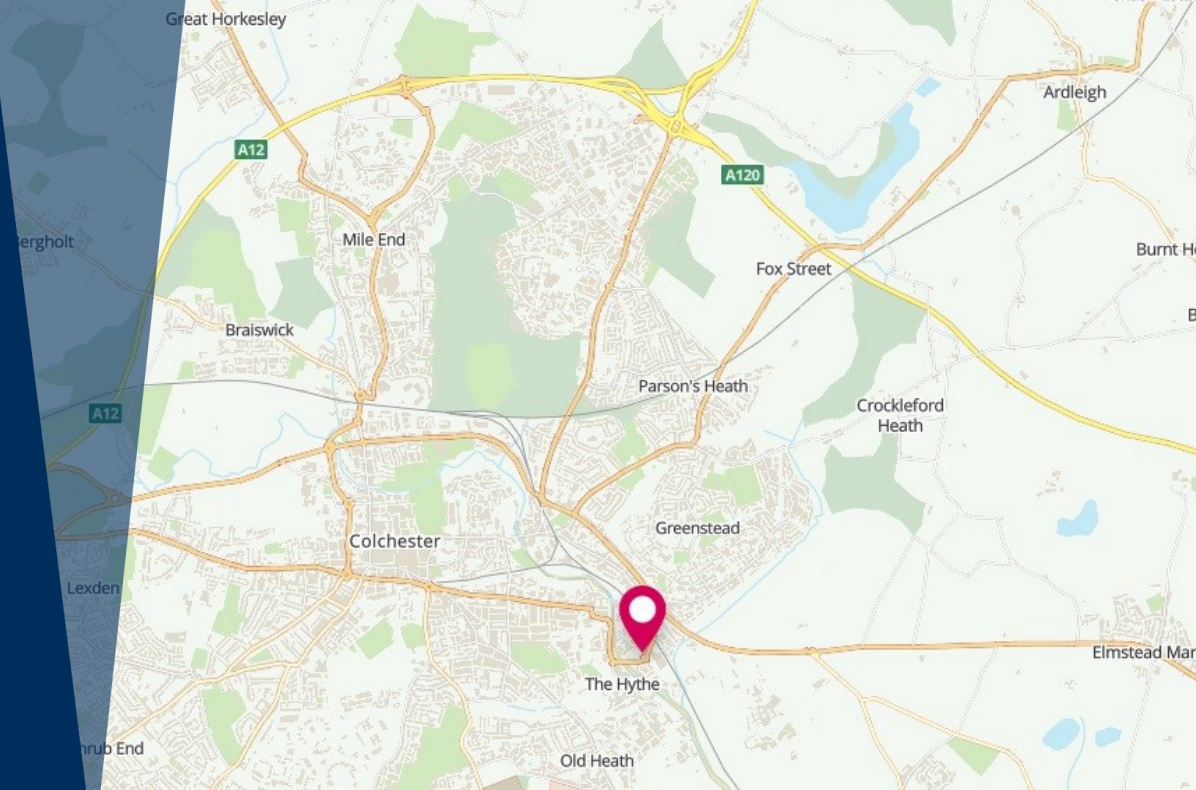
## DESCRIPTION

The unit is of steel portal frame construction with part brick, part profile steel clad elevations under a pitched and insulated roof which incorporates translucent roof lights. There are double glazed windows on the ground and first floor with a loading door to the side providing access to the main industrial / stores area. The ground floor has a reception / lobby area with stairs to the first floor and access to the ground floor stores, WC and kitchenette. On the first floor there is a large open plan area which is carpeted and benefits from a glass partitioned office, LED lighting, air conditioning (not tested), gas fired central heating (not tested), and ample natural lighting. The ground floor storage / office area has a suspended ceiling (height of 2.6m) with LED lighting, air conditioning (not tested), gas fired central heating (not tested), three phase power and an up and over loading door (c. 3m wide x 2.5m high). Externally there is a brick paved courtyard to the front of the building providing ten car parking spaces with a loading / unloading bay to the side.

## ACCOMMODATION

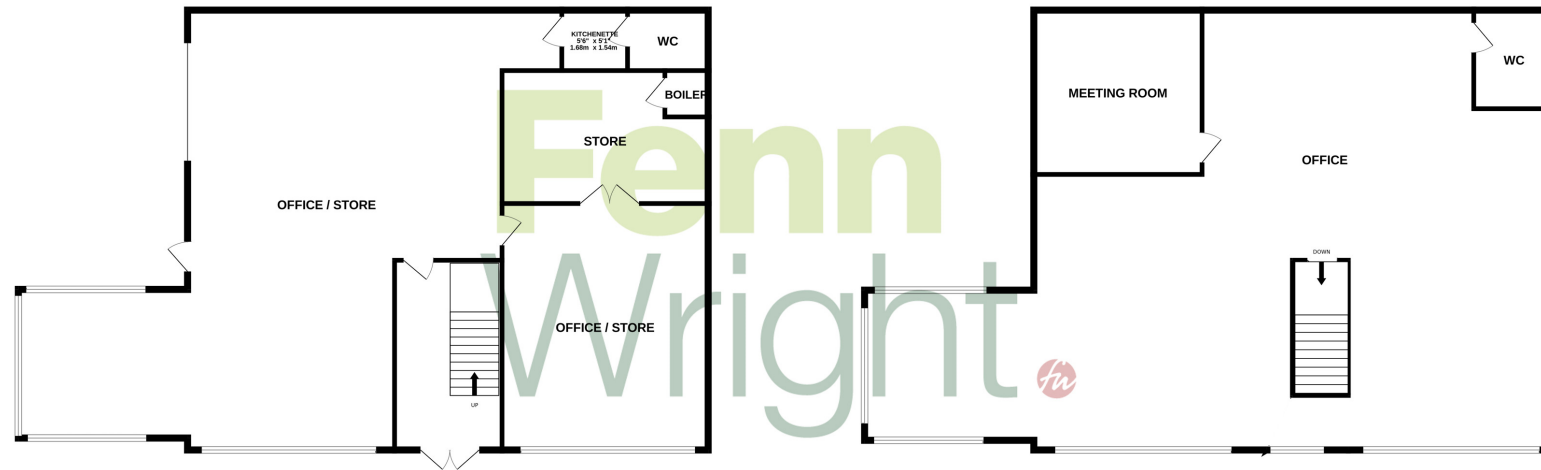
[Approximate Gross Internal Floor Areas]

- » **Ground Floor:** 1,765 sq ft [163.9 sq m] approx.
- » **First Floor** 1,765 sq ft [163.9 sq m] approx.
- » **Total:** 3,530 sq ft [327.8 sq m] approx.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**TERMS**

The premises are available To Let on a new full repairing and insuring lease, terms to be agreed, at a rent of £39,500 per annum. We are advised that VAT is not applicable.

**SERVICE CHARGE**

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping and lighting.

The approx. cost for the current year £542.00 plus VAT.

**BUSINESS RATES**

We have been informed that the rateable value, with effect from the 1st April 2023, is £30,500. We therefore estimate that the rates payable are likely to be in the region of £15,600 per annum.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities

**BUILDINGS INSURANCE**

The 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(74) 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**

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

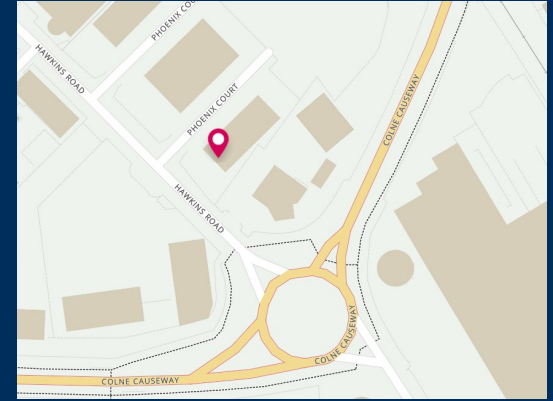
Each party will bear their own legal costs

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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OS licence no: TT000311015

Particulars created 16 July 2024

**Fenn Wright**

