

FennWright

845 The Crescent
Colchester Business Park
Colchester
Essex
CO4 9YQ

High Quality Two Storey
Modern Office Building

FOR SALE at £395,000

- Approx. 1,495 sq ft (138.9 sq m)
- Air Conditioning Throughout
- Separate Offices / Meeting Room
- Tea Point & W/C Facilities
- 8 On Site Car Parking Spaces
- Established & Popular Business Location
- Easy A12 / A120 Access



Location

The office is situated on the prestigious Colchester Business Park which is located to the north of Colchester directly adjacent to the A12 / A120 interchange, which provides excellent access to the UK's major motorway network.

Colchester City Centre and main line Railway Station (London Liverpool Street approx. 55 mins) is approximately 3 miles distant.

Located on the Business Park is a restaurant, a newsagents / convenience store, coffee shop, dentists, hairdressers and NatWest Bank.

Nearby is a Tesco Supermarket & petrol station, Fitness4Less Gym and a children's day nursery.

Description

The office is self-contained and over two floors, and has been finished to a high standard to include: air conditioning, triple glazed powder coated aluminium windows, carpet tiles, Cat II lighting, skirting trunking, tea point and W/C facilities.

Externally there is dedicated car parking for 8 cars.

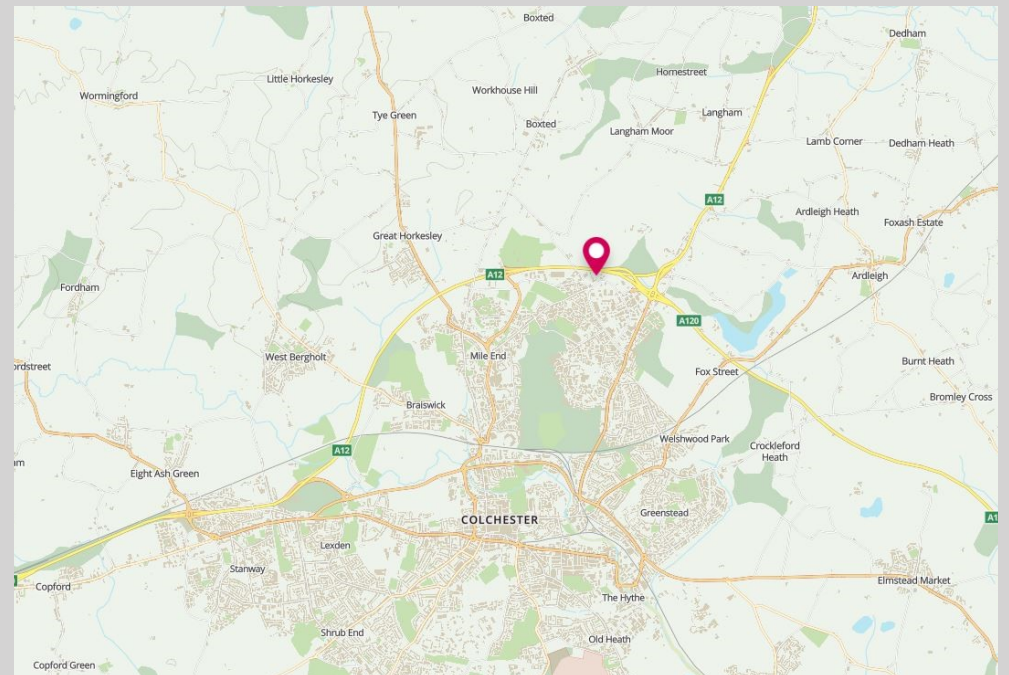
Accommodation

(Approximate Net Internal Area):

Ground Floor	Approx.	743 sq. ft	(69.07 sq. m)
First Floor	Approx.	752 sq. ft	(69.84 sq. m)
Total	Approx.	1,495 sq. ft	(138.91 sq. m)

Terms

The premises are available for sale with vacant possession, on the remainder of a 150 year ground lease (approx. 136 years remaining) from Colchester Borough Council, at a guide price of £395,000 plus VAT.



Service Charge

There is a service charge to cover the costs of the maintenance and lighting of the on site external areas, and a contribution to the maintenance and lighting of the private roadway know as 800 The Crescent.

Approx. cost for the current year is £995.25.

Business Rates

We have been informed that, effective 1st April 2023, the rateable value is £26,000. We therefore estimate that the rates payable are likely to be in the region of £12,974 per annum.

We recommend all interested parties make their own enquiries direct with the local rating authority to confirm their liabilities.

Energy Performance Certificate

We have been advised that the premises fall within class B (32) 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 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.

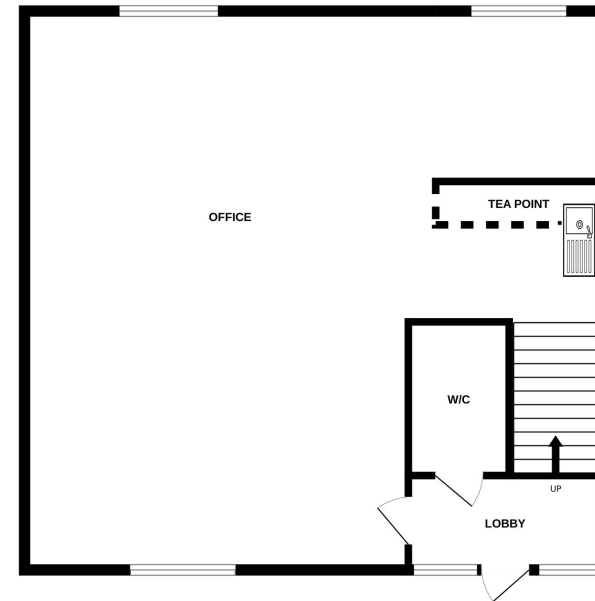
Legal Costs

Each party will bear their own legal costs.

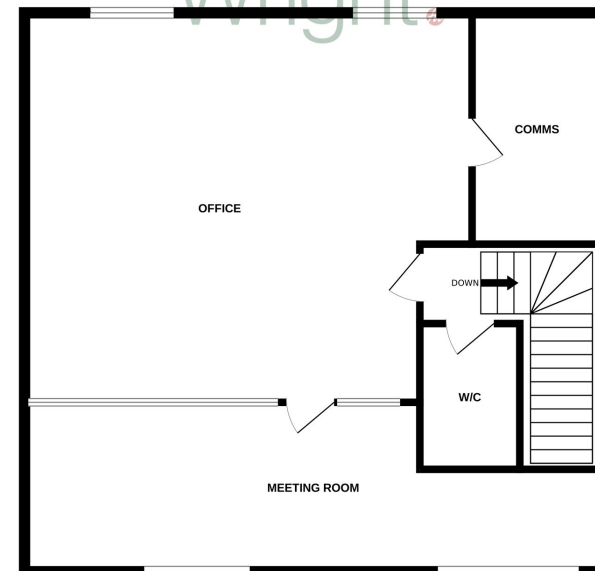
Anti-Money Laundering Regulations

Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

GROUND FLOOR



1ST FLOOR
Fenn
Wright



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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FennWright

Viewings Strictly By Appointment
Via Sole Agents:

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- 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.
- 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.
- 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.
- All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
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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



Date Prepared: 14.05.24