

7 The Courtyards, Phoenix Square, Wyncolls Road, Colchester, CO4 9PE



High Quality Air Conditioned Office with On Site Parking

- Predominantly Open Plan Layout
- Two Offices & Meeting Room
- Air Conditioning & LED Lighting
- Tea Point Facilities
- Six On Site Car Parking Spaces
- Excellent Access to A12 / A120

To Let
£24,000 PA

1,225 sq. ft
(113.8 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



RICS

the mark of
property
professionalism
worldwide

Details

Location

This prestige office is situated within the popular Phoenix Square office complex located directly adjacent to the A12/A120 interchange which provides excellent road links to east coast ports of Harwich and Felixstowe and Stansted airport.

Colchester city centre and main line railway station (London Liverpool Street approx. 55 minutes) are just 3 miles distant.

Nearby there is a Tesco, NatWest bank, various restaurants, a health and fitness centre and a children's day nursery.

Description

The suite is provided in a predominantly open plan format, with two separate office areas and a meeting room, and benefits from full access raised computer flooring with fitted carpet tiles, suspended ceilings with recessed LED lighting, air conditioning providing both heating and cooling, and a tea point, with communal W/C facilities.

Six car parking spaces are located on site with further overflow spaces available by separate agreement.

Accommodation

(Approximate net internal measurements)

Total	Approx.	1,225 sq ft	(113.8 sq m)
--------------	----------------	--------------------	---------------------

Terms

The office is available by way of a new lease, length and terms to be agreed, at a rent of £24,000 per annum exclusive of business rates and VAT.

Service Charge

A service charge is levied to cover the costs of CCTV, lighting of the car parking areas, external window cleaning, lighting and cleaning of the internal common areas, AC maintenance, annual testing of the fire detection system and emergency lighting, refuse collection, along with a sinking fund to cover external building maintenance / decoration and replacement of the AC system.

Estimated costs for the current year are £4,500 plus VAT.

Buildings Insurance

The landlord will arrange the buildings insurance and recover the cost from the tenant. Estimated costs for the current year is £500 plus VAT.

Business Rates

We have been informed that the rateable value is £17,000. We estimate that the rates payable are therefore likely to be in the region of £8,500 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 (49) 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

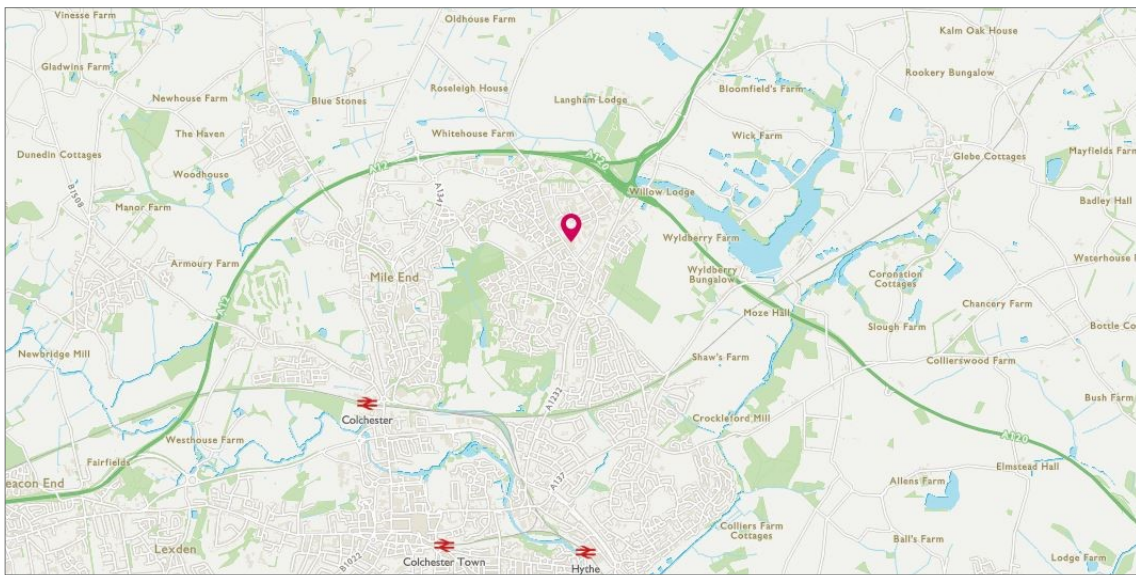
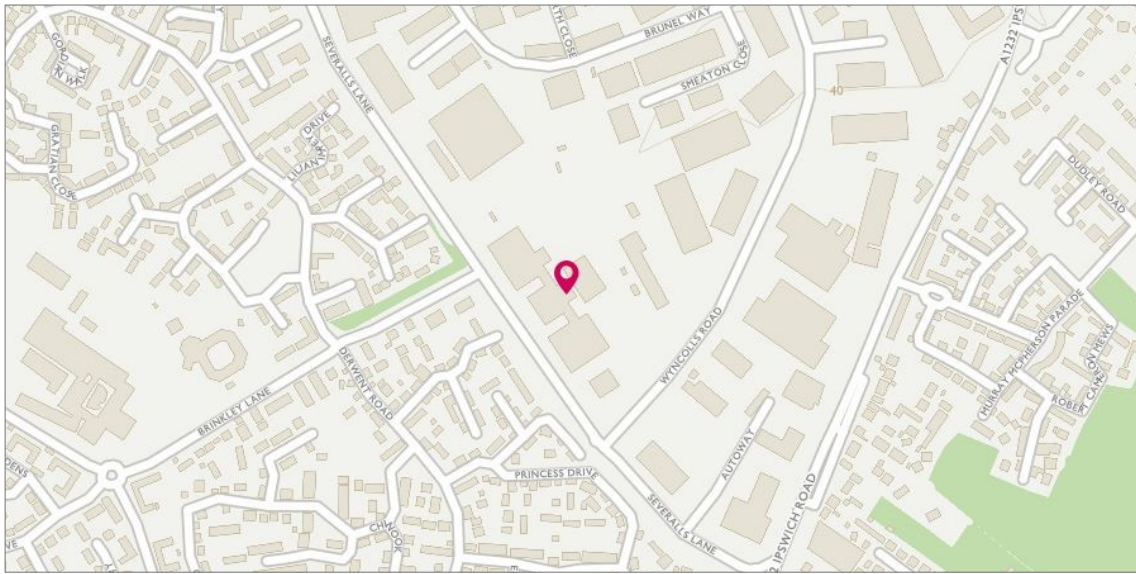
01206 85 45 45

fennwright.co.uk

colchestercommercial@fennwright.co.uk



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.
Made with Metropac ©2023



For further information

01206 85 45 45

fennwright.co.uk

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- 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 nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- 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.

