

Hophouse, Colchester Road, West Bergholt, Essex, CO6 3NW



Well Presented First Floor Serviced Offices

- Superfast Fibre Broadband
- Flexible Licence Terms
- Heating & Cooling
- On Site Car Parking
- Good Access to Colchester City Centre & A12

To Let From
£430 PCM

**130 sq. ft
(12.1 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

West Bergholt is a large rural village and civil parish in Essex, lying on the border with Suffolk, near to the historic city of Colchester. With a history going back to medieval times, the village is now part of the Colchester Borough Council seat of West Bergholt and Eight Ash Green.

The property is situated on Colchester Road, which connects with Bergholt Road and in turn Colchester city, which lies some two miles to the east. The main line railway station is 1 mile distant (London Liverpool Street approx. 55 mins). The nearest access to the A12 is some two miles distant.

Description

The property offers serviced office accommodation at first floor level, consisting of a number of cellular offices with a carpeted communal area with sofa's, and communal kitchenette and W/C Facilities. The offices benefit from a high specification to include: heating & cooling, Velux windows, LED lighting and vaulted ceilings. There is a communal entrance lobby on the ground floor, with a single staircase leading to the offices.

There is ample unallocated car parking available on site.

Accommodation

(Approximate net internal measurements)

Suite	Size	Rent
Office A	130 sq ft (12.1 sq m)	£430 PCM
Office D	196 sq ft (18.2 sq m)	£680 PCM

Terms

The individual offices are available on simple licence agreements, to be agreed on an inclusive rent basis (to include fibre broadband, electricity, water rates, buildings insurance, business rates, maintenance of the estate communal areas, landscaping, parking areas & lighting, refuse collection, sewage and exterior decoration).

Deposit

A deposit equivalent to two month's licence fee is to be paid prior to occupation of the office, as well as the first month's rent in advance.

Superfast Fibre Broadband

Hopouse has recently installed superfast fibre broadband, which is included within the monthly office rent.

The speed, at 200mbps, is via lease line, which ensures no shortfall of service during peak times.

Energy Performance Certificate (EPC)

We have been advised that the premises fall within class C (55) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

We have been advised that VAT is not applicable.

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



Office A



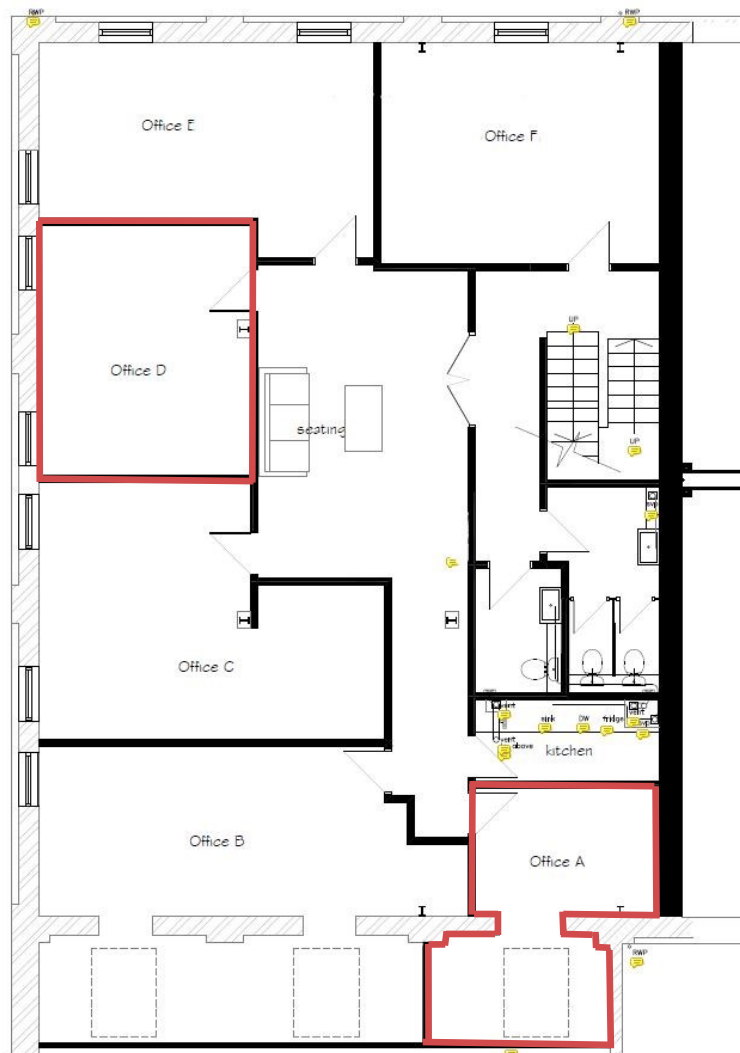
Office A



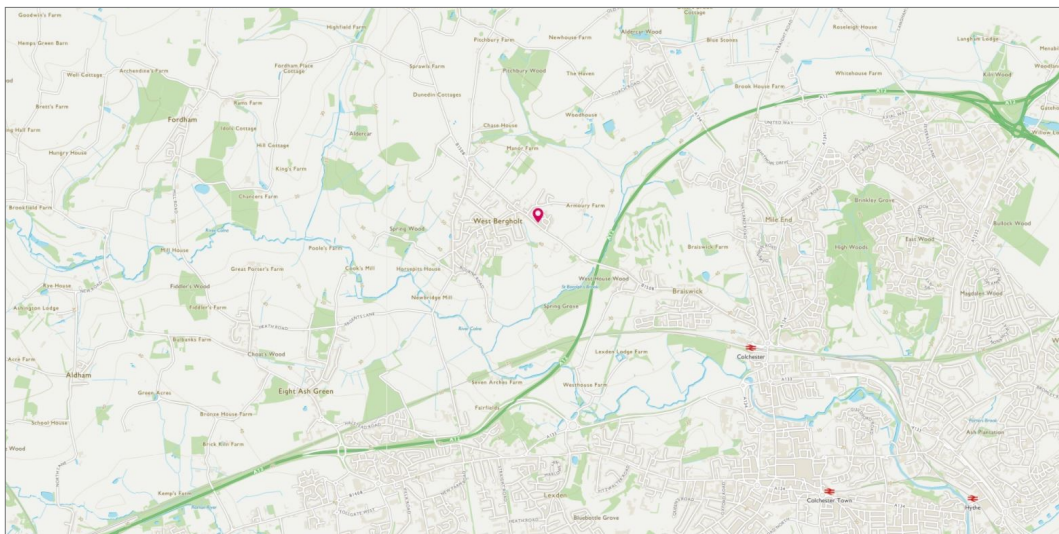
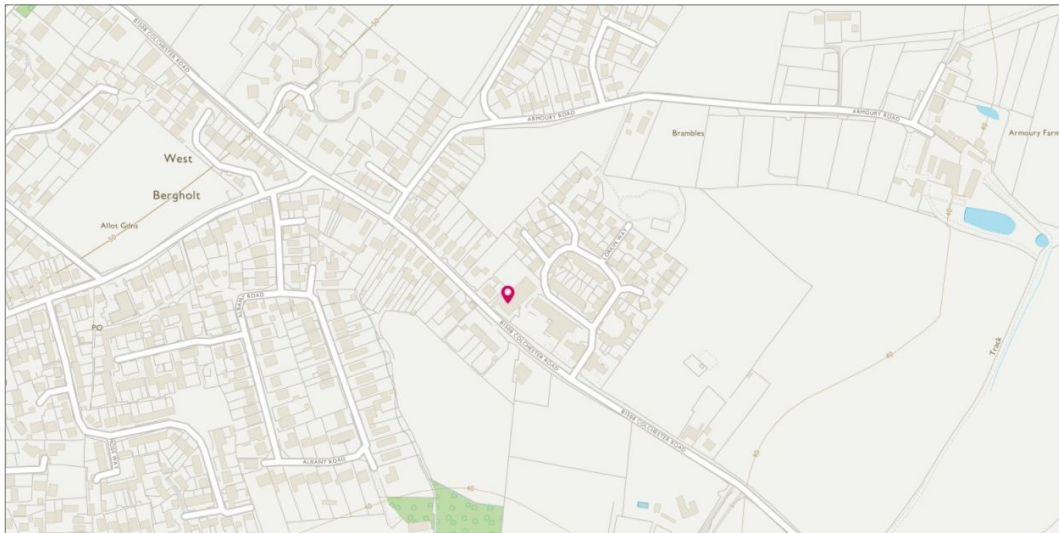
Office D



Communal Area



Floor Plans are indicative only and not to scale and not to be relied upon. Available office suites are outlined in red.



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 given 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.

