

Phoenix Court
Hawkins Road
Colchester
Essex, CO2 8JY

Bespoke Office &
Storage / Mixed Use
(STP) Options

AVAILABLE TO LET

- Available From March 2024
- To Let From £10 per sq ft per annum
- From Approx. 1,904 Sq. Ft (NIA)
- Up To Approx. 13,885 Sq. ft (GIA)
- Suitable For Various Uses (STP)
- Potential For Sub Division / Combining
- On Site Car Parking, Up To 40 Spaces
- Close to City Centre Amenities



Location

Phoenix Court is situated to the north east of Hawkins Road, close to a major roundabout and the Eastern Approaches inner relief road approx. 2 miles to the east of Colchester City Centre.

Easy access is available to the A12 trunk road providing quick journey times to the east coast ports of Harwich and Felixstowe, Stansted Airport, the M11 and M25.

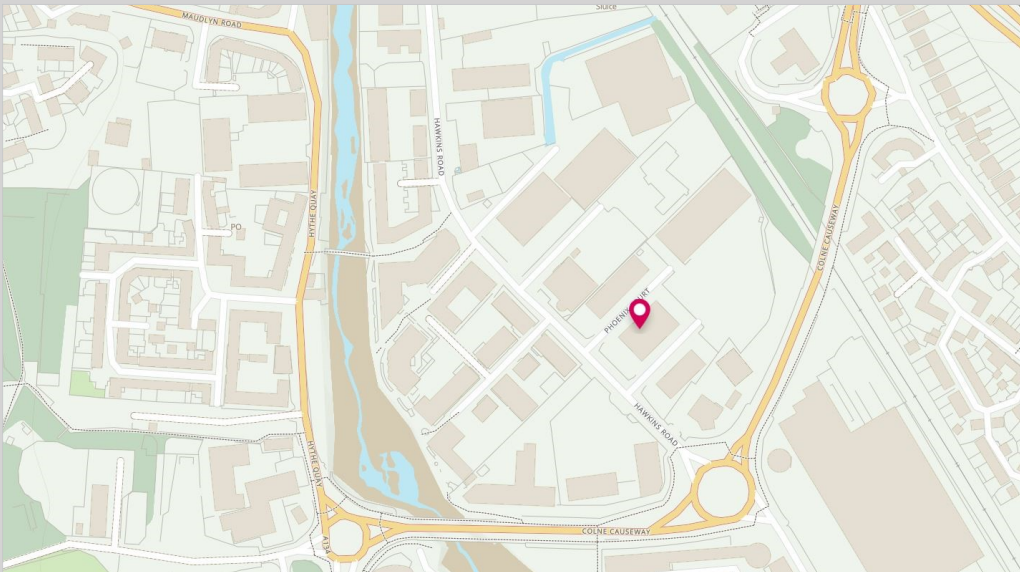
Colchester is a major sub regional centre and the principal City serving north east Essex with a population of circa 200,000.

Description

Phoenix Court was constructed in the early 1990's comprising three blocks of office / industrial units with on site car parking.

The subject units are located in the central block and have good prominence to Hawkins Road.

The units are of steel frame construction with aluminium windows and doors, with steel and brick elevations under a pitched profiled steel roof. Internally, the offices have been fitted out to a modern standard to include air conditioning in part, and modern toilet and kitchen facilities.



Accommodation

The property provides a gross internal area of approx. 13,885 sq. ft (1,290 sq. m) or a net internal area of approx.:

Unit 1	Approx.	3,895 sq. ft	(361.9 sq. m)
Unit 25	Approx.	2,199 sq. ft	(204.3 sq. m)
Unit 21 / 23	Approx.	4,098 sq. ft	(380.7 sq. m)
Unit 19	Approx.	1,904 sq. ft	(176.9 sq. m)

Total Approx. 12,096 sq. ft (1,124 sq. m)

Terms

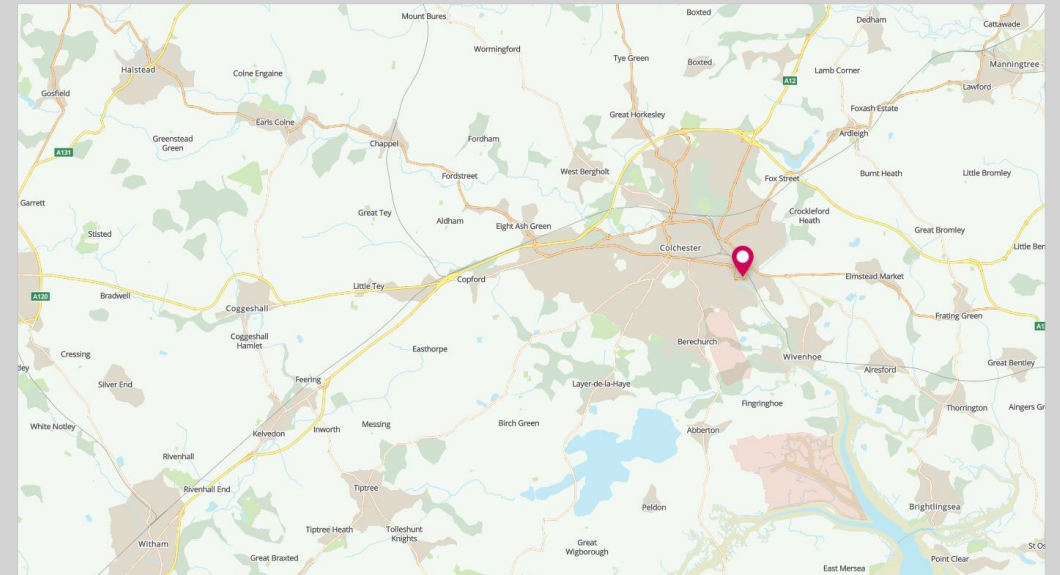
The units are available To Let on new full repairing leases with lease terms and rents to be agreed.

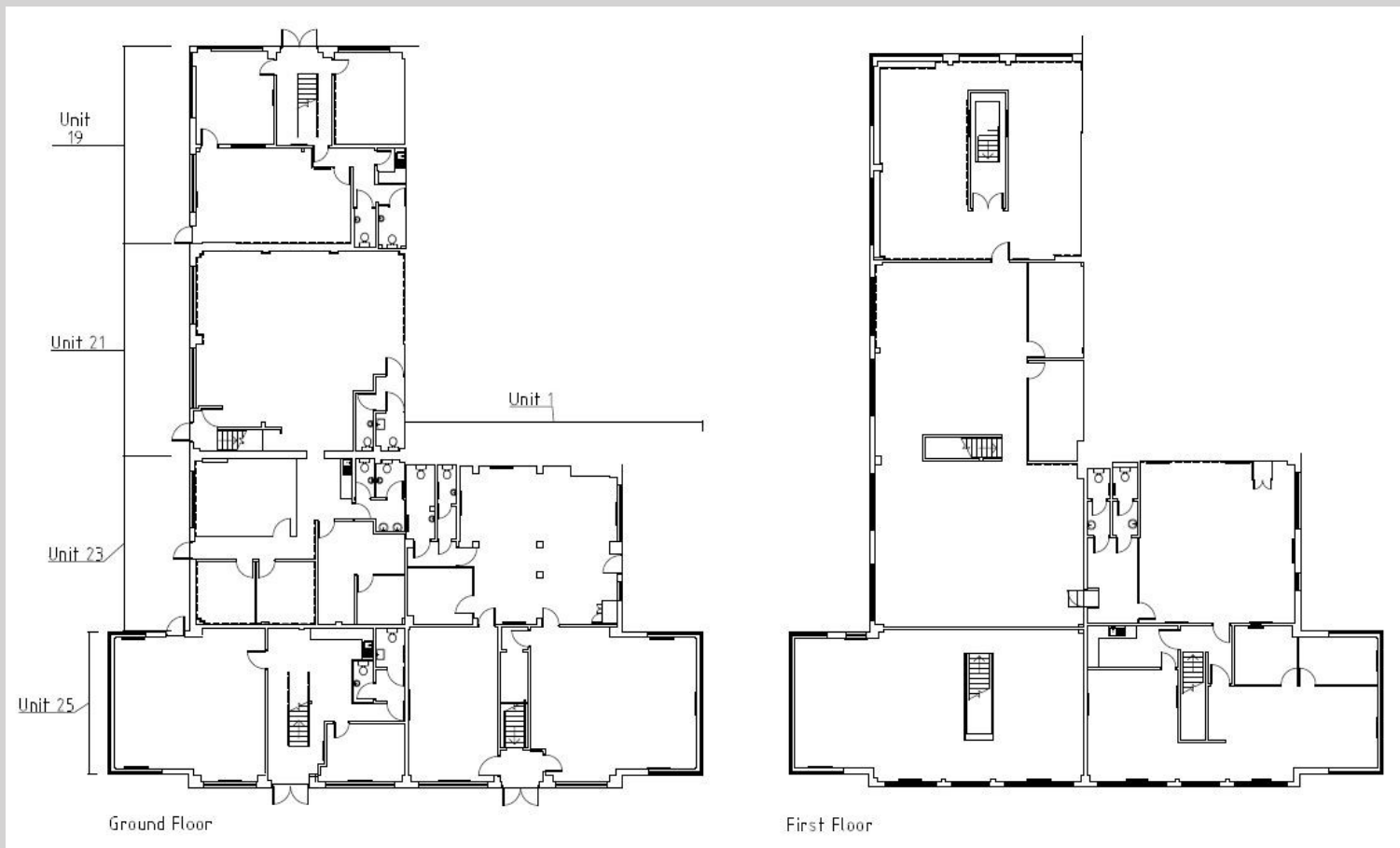
The units may be leased individually or combined to suit an occupiers requirements with rents from just *£10 per sq ft per annum.

*Rent is dependant upon handover specification and lease terms.

VAT

Units 1 & 25 are elected for VAT, Units 19-23 are not elected for VAT.





Plans provided are not to scale and are for illustrative purposes only

Service Charge & Buildings Insurance

A service charge is applicable to contribute towards the maintenance and repair of the external communal areas. Cost for the current year approx. £tbc per sq ft.

The landlord will arrange the buildings insurance and the cost will be recovered from the tenant.

Business Rates

We are advised that, as of 1st April 2023, Unit 1 has a rateable value of £27,000, and Units 19 / 25 have a rateable value of £75,500. We estimate that the rates payable are likely to be in the region of £52,480 per annum.

Interested parties are advised to consult with the local rating authority to confirm their liabilities in this regard.

Energy Performance Certificate (EPC)

The property has four separate assessments, with ratings of B (29), B (36), B (45), and C (60). Full copies of the EPC assessments and recommendation reports are available from our office upon request.

Anti-Money Laundering Regulations

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

Legal Costs

Each party shall bear their own legal costs involved with this transaction.

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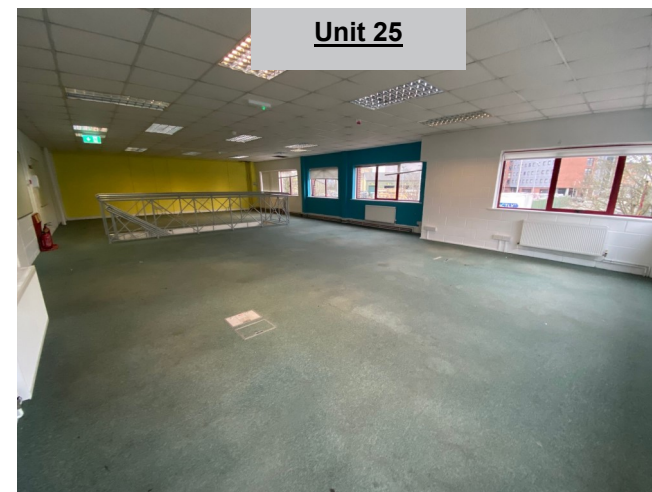
Viewings Strictly By Appointment
Via Sole Letting Agents:

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