

Wellington House, Butt Road, Colchester, Essex CO3 3DA



City Centre Offices With On Site Car Parking

- To Let on Flexible Lease Terms
- City Centre Semi-Serviced Offices
- Staffed Reception Area
- Lift & Stairs Access
- Communal W.C. Facilities
- Adjacent to Public Car Park

TO LET

From Approx.
115 sq. ft to
1,600 sq. ft



- **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



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Details

Location

The premises are prominently located on Butt Road, Colchester and benefit from the usual city centre amenities; public car parks, bus stops, restaurants, shops, pubs, banks etc, are within easy walking distance. Colchester main line railway station (Liverpool Street approx. 55 minutes).

Description

An eight storey office building which benefits from a staffed reception with lift (except to the seventh floor) and stair access to a mix of open plan, refurbished office suites. W/C facilities are provided on each floor. Externally there is a large on-site car park with allocated parking bays. Adjacent to the building is the Butt Road public car park.

Accommodation

(Approximate net internal measurements)

Suite	Cost (per month)		
*Suite 207b	190 sq ft	17.7 sq m	£315
*Suite 209a	965 sq ft	89.7 sq m	£1,610
*Suite 408	415 sq ft	38.6 sq m	£690
*Suite 409	430 sq ft	39.9 sq m	£715
*Suite 410	370 sq ft	34.3 sq m	£615
*Suite 412	275 sq ft	25.5 sq m	£325
*Suite 413	195 sq ft	18.1 sq m	£325
*Suite 415	120 sq ft	11.1 sq m	£200
*Suite 500a	310 sq ft	28.8 sq m	£515
*Suite 500b	140 sq ft	13.0 sq m	UNDER OFFER
*Suite 511	115 sq ft	10.7 sq m	£190
*7th Floor Annexe	1,600 sq ft	148.6 sq m	£2,670
*7th Floor Main	800 sq ft	74.3 sq m	£1,335

We are advised that VAT is applicable on the rent, at the statutory rate.

Terms

Available to let on new flexible leases, lease length and terms to be agreed, at the rents outlined above.

*The semi-serviced offices are available on a licence basis (excluding business rates, telecoms and contents insurance). The licence fee is payable monthly in advance. One months licence fee is required as a deposit. There is a documentation fee payable of £350 (plus VAT).

Car Parking

Car parking spaces can be acquired (subject to availability) on licence at £65 plus VAT per month per space.

Service Charge

A service charge is applicable to cover; maintenance of the internal and external communal areas, communal lighting, heating, water and electricity rates, security and buildings insurance.

The service charge is currently running at approximately £6.81 per sq ft.

Business Rates

The majority of suites have been individually assessed, therefore tenants are encouraged to contact the business rates department to confirm their liabilities.

For rateable values below £12,000 100% rate relief may be available, subject to eligibility. We recommend all parties make their own direct enquiries with the local rating authority.

Energy Performance Certificate (EPC)

We have been advised that the premises falls within class D (69) 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. We have been advised that VAT is applicable on the rent. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

Viewing

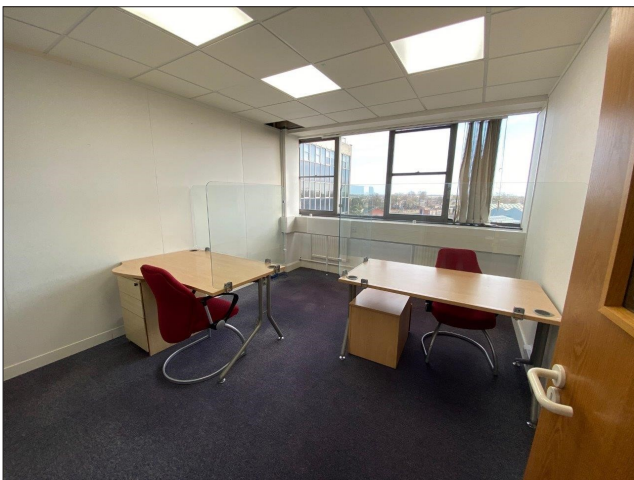
Strictly by appointment via sole agents:

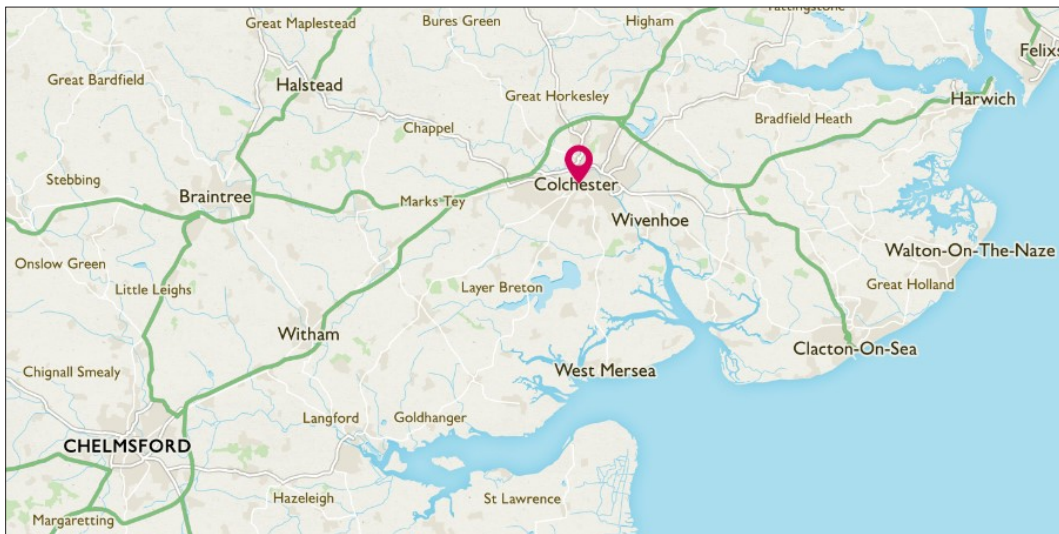
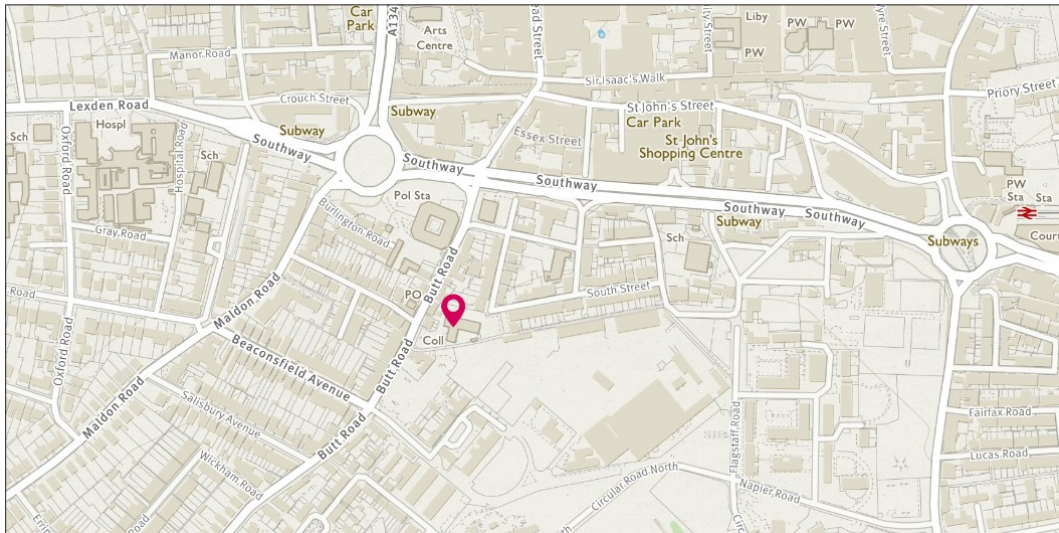
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For further information

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- 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.
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