

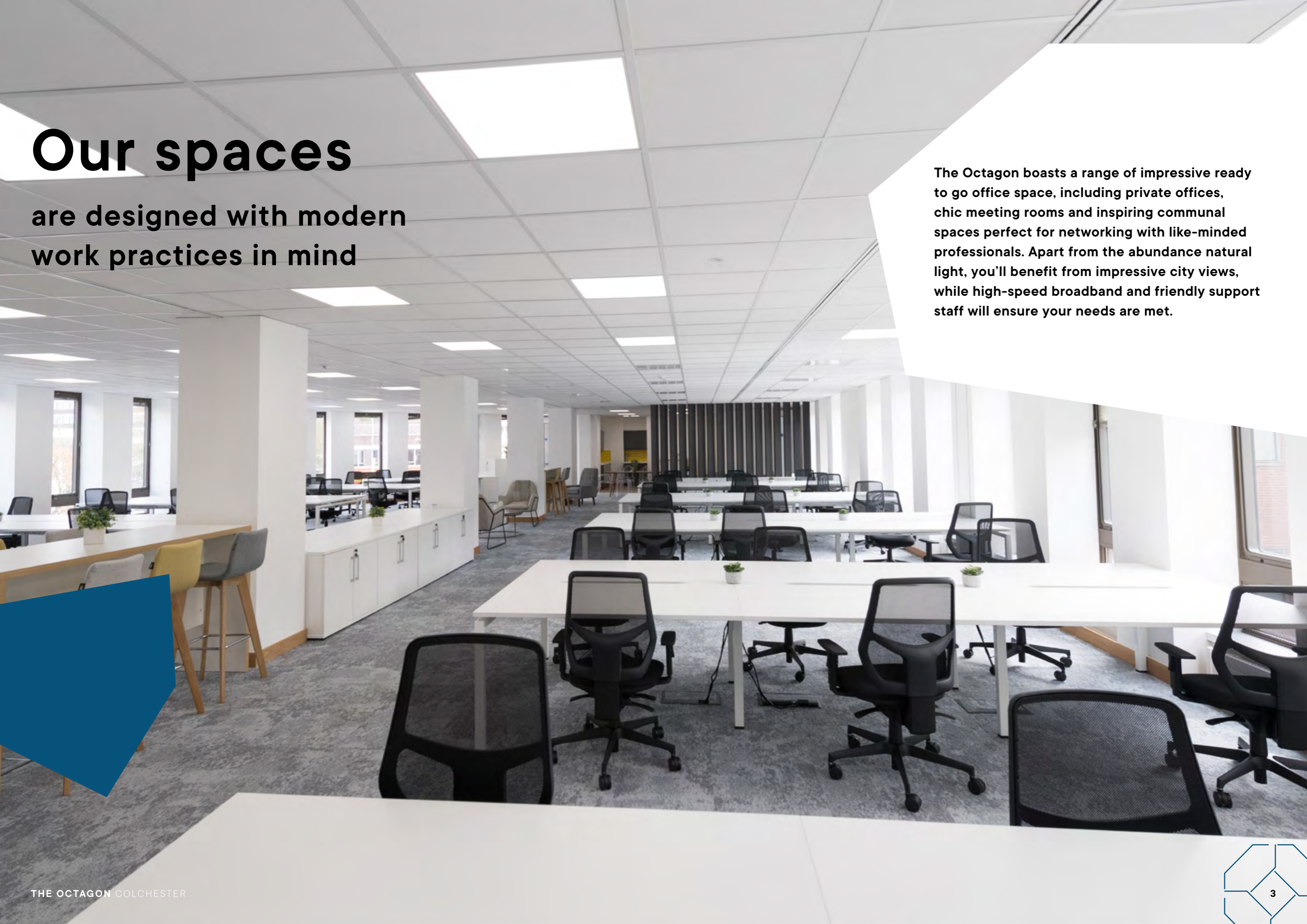
Welcome to The Octagon

The Octagon is Colchester's landmark office building comprising approximately 100,000 sq ft Grade A office space and benefitting from one of the biggest parking spaces in the area. The building is prominently located on Middleborough, only 2 miles from the A12 and within walking distance of the city centre and main railway station.

Our spaces

are designed with modern
work practices in mind

The Octagon boasts a range of impressive ready to go office space, including private offices, chic meeting rooms and inspiring communal spaces perfect for networking with like-minded professionals. Apart from the abundance natural light, you'll benefit from impressive city views, while high-speed broadband and friendly support staff will ensure your needs are met.



Specification & layout



Office suites provide the following specification:

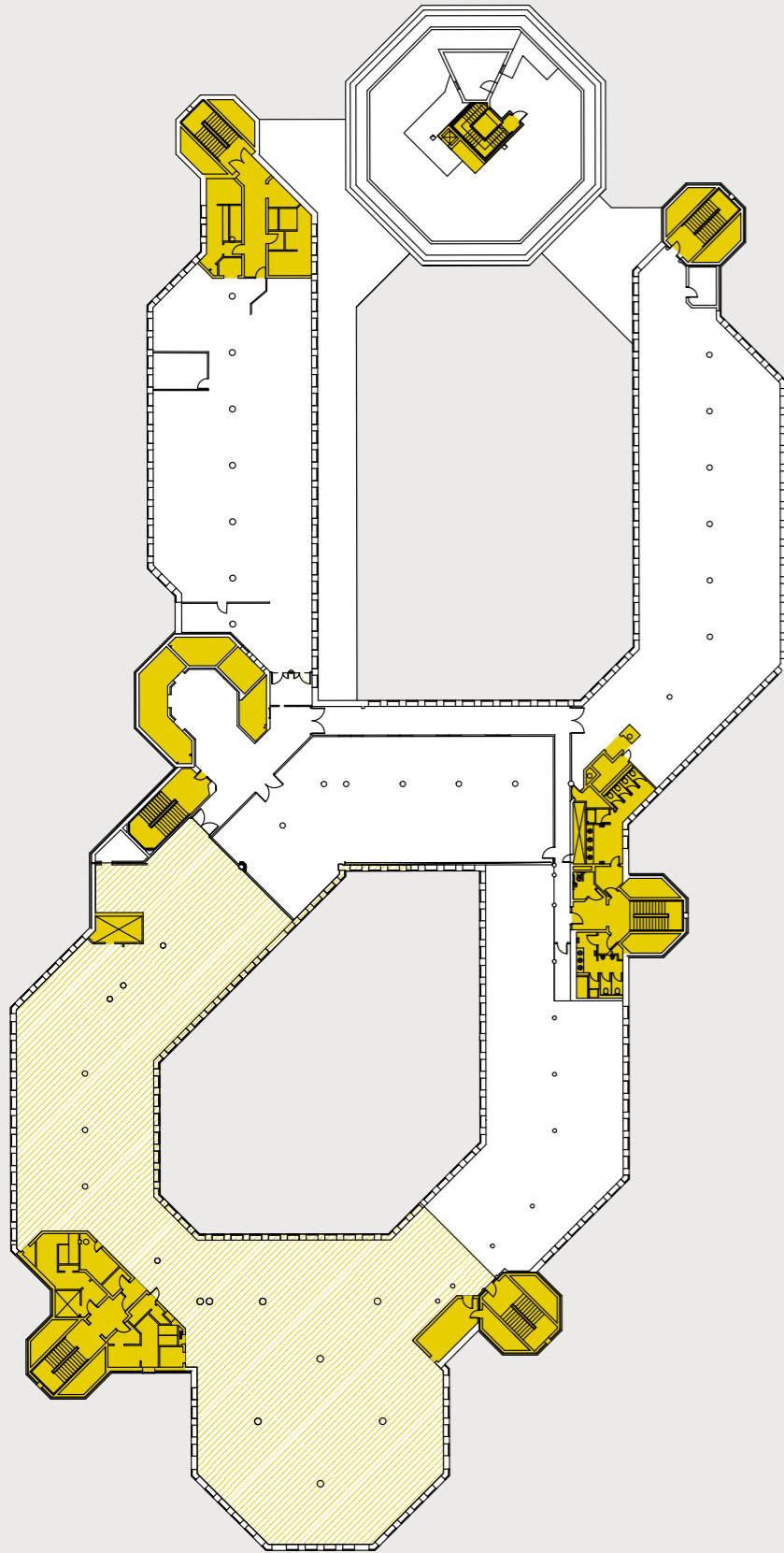
- Suspended ceilings with LED lighting
- Raised access floors
- VAV air conditioning



Furthermore the building benefits from the following:

- Manned reception
- More than 500 parking spaces
- 3 x 10 person passenger lift
- Open plan office space
- Two central landscaped courtyard/gardens
- Adjacent multi-storey car park providing car parking ratio of 1:190 sq ft
- Parking charging points
- Bike parking
- EPC rating of C/64
- Onsite café
- Shower facilities

SUITE M



FLOOR AREA

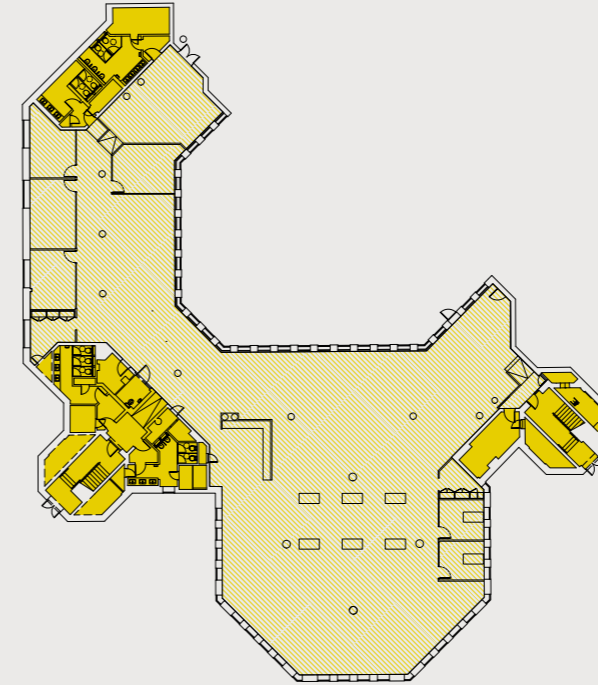
Suite M comprises the following approximate NIA floor area.

1,280 sq ft to 10,000 sq ft



Floor plan not to scale.
For indicative purposes only.

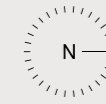
SUITE J



FLOOR AREA

Suite J comprises the following approximate NIA floor area.

9,121 sq ft



Floor plan not to scale.
For indicative purposes only.

TERMS

Available on traditional and flexible lease length.

Rent / terms to be agreed upon application.

BUSINESS RATES

We advise all interested parties to make their own enquiries in this regard.

SERVICE CHARGE

Service charge levied to cover the cost of heating, cooling, reception facilities, security and building maintenance charge.

Flexible leasing

Choose what suits your business

Today, the world is a different place. The challenges we all face have highlighted the real priorities for any business. What is needed now is the ability to stay flexible, to manage costs carefully and above all, to stay focused on what really matters to your business. Which is why at CEG we offer a range of flexible leasing products explicitly designed to help your business thrive in the new world.

FLEXIBLE

OCCUPY ON YOUR OWN TERMS.

Octagon provides flexible Grade A office space from for any requirement up to 25,000 sq. ft. We totally understand the importance of flexibility to our customers. Our range of flexible leases are designed to help your business succeed.



LET READY GO

OFFICE SPACE READY TO GO.

Lease from 28 – 68 desks, ready-to-go, fully-furnished, whenever you need to. With easy-in, easy-out terms, no dilapidations and immediate occupation, Go is perfect for your business. Including tea point and meeting rooms in your demise.

let ready

CUSTOM

BESPOKE FITOUT MANAGED AND DELIVERED TO YOUR NEEDS.

Keep the focus on what you do best by leaving us to design, specify, source and project manage the fit-out of your space. We have the capability to deliver the perfect customised solution, shaped around you.



Sustainability

Telling the carbon story of a refurbishment



GREEN ENERGY

CEG have moved to a green energy supply to ensure we are minimising our carbon footprint and encouraging the renewable sector.



WASTE MANAGEMENT

Waste management is an important aspect of our sustainability strategy. We are aiming to hit our target of 100% of our waste is diverted from landfill, and recycle as much of our waste as possible. 67% fully recyclable achieved at present.



GREEN TRAVEL

Reducing our tenants' daily travel footprint is an important part of our refurbishment strategy. Each cycle rack and shower facility has the ability to reduce hundreds of car miles per year.



Life by CEG

is launching in your building

Life

by ceg:

Life aims to make your office building an even better place to work, by helping tenants, building staff, and local businesses connect.

OUR COMMUNITY APP

Our Life by CEG app joins the dots between work and life. Helping you, your team, and local businesses connect.

The app allows you to unlock the potential of your building, connect with people, report an issue, book meeting rooms and gym classes and discover local deals and discount codes.

TAILORED EVENTS PROGRAMME

Life is not all about work, so we have lovingly styled and created a series of events just for our tenants.

Our events aim to create a strong community feel in and out of your building. This means coming together to learn new skills or start a new healthy journey with your neighbours.



Treat yourself to an event. Rest and Relax or Lunch and Learn.



LIFE IS HERE TO HELP



Keep you informed without filling your inbox.



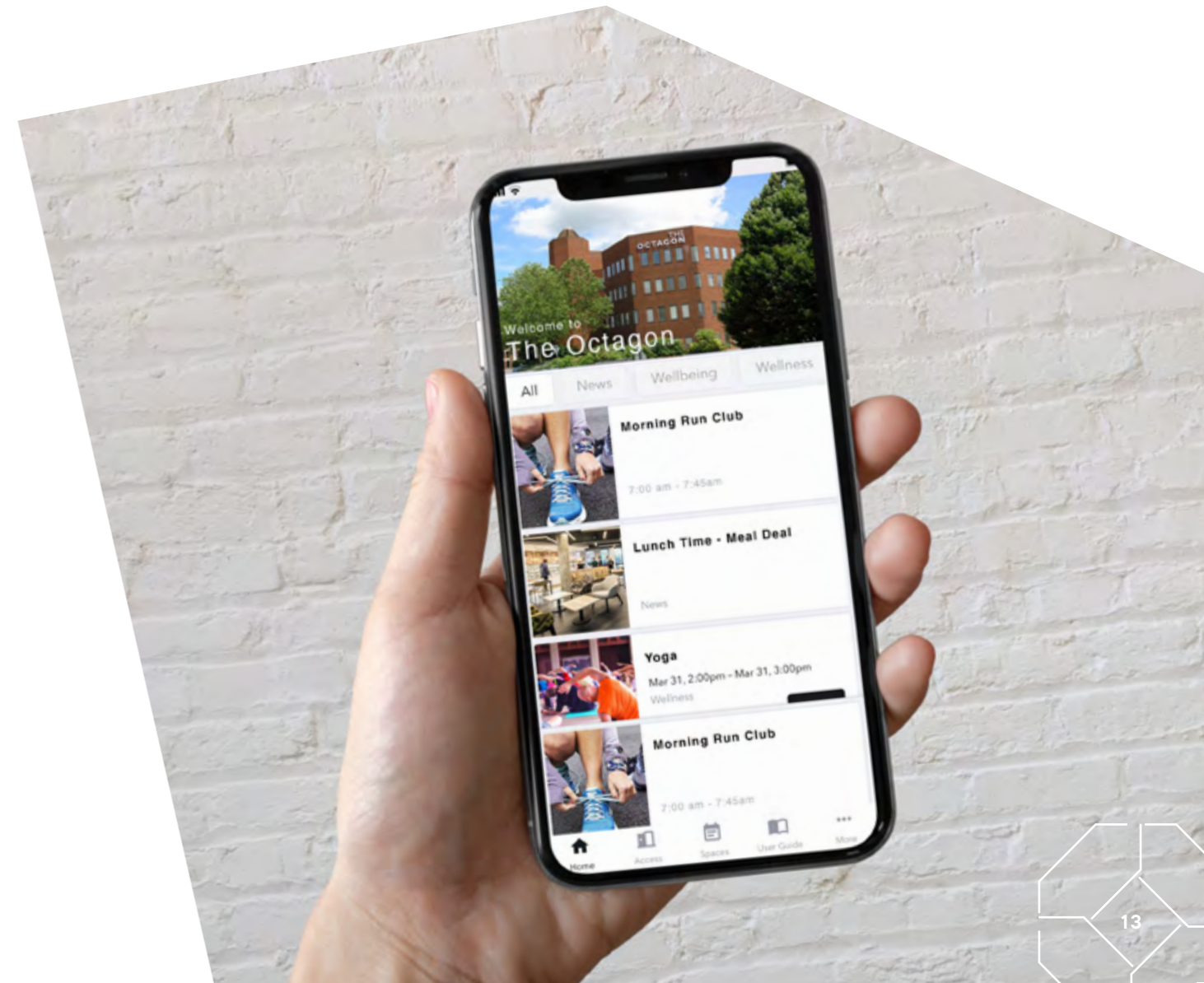
Show you the latest café menus and deals.



Want to run your own event? This is your platform.



Help access local discounts in the area.





Life

by ceg:

**A better service.
A better workspace.**

IN-HOUSE AT EVERY STEP

Unlike other landlords, we have the internal expertise and choose to manage every detail of our buildings. This includes front of house, facilities management, and all health and safety aspects. In our experience, this works better for our customers.

Our holistic property management approach allows us to get to know our tenants in more detail, creating a positive experience for all businesses, individual tenants and visitors.

CAFÉ PARTNERSHIP

We partner with local café operators to provide our tenants with affordable healthy meals, coffees and treats.

CEG look to subsidise meal deals in conjunction with the community app, ensuring we support our tenants daily.



Location

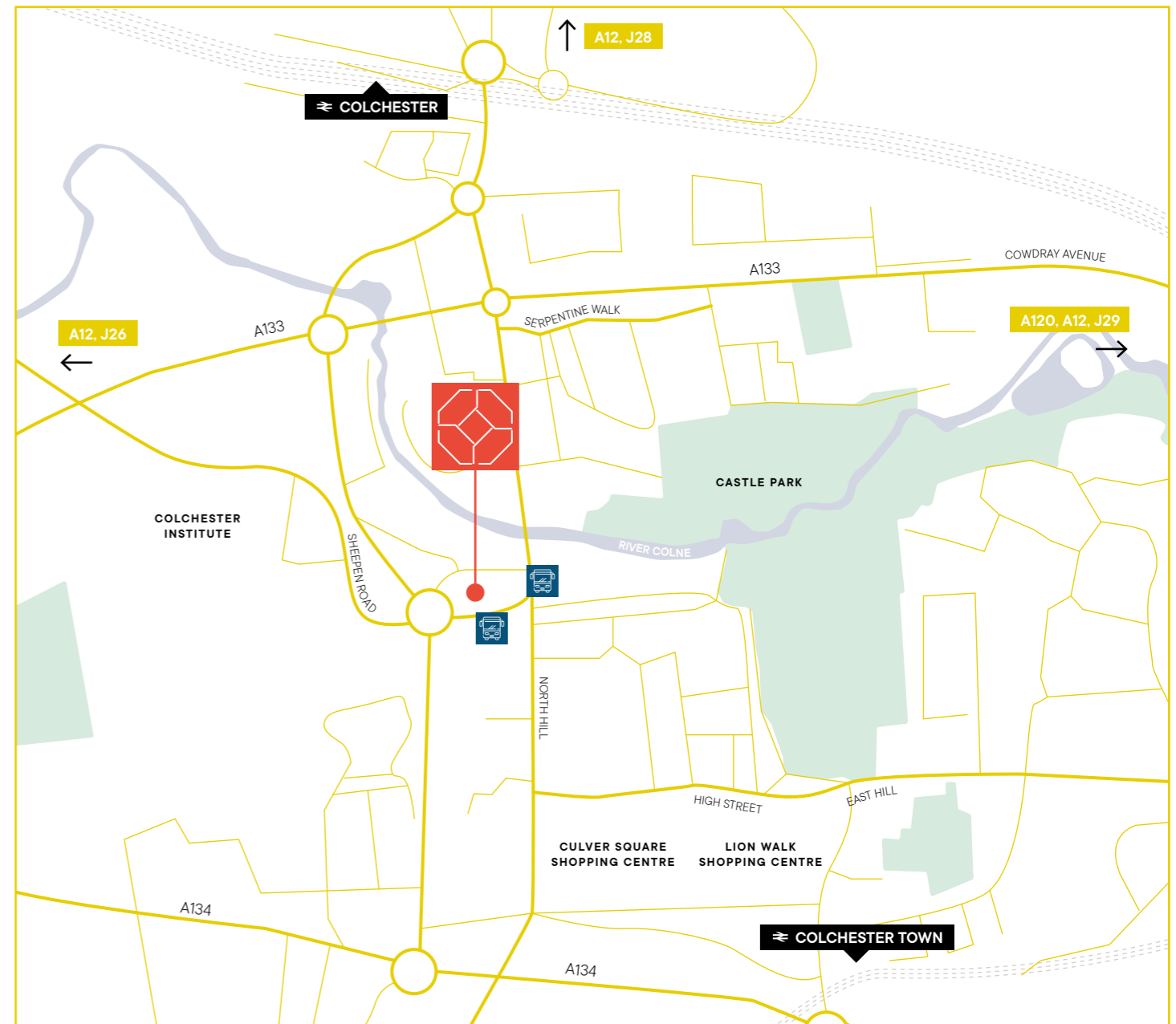
The city benefits from good road connections being situated immediately east of the A12, linking the town with London, the M11/M25 and other major centres such as Ipswich and Chelmsford.

The city centre and railway station are within a short walk providing regular services to London Liverpool Street in under an hour.

Major local occupiers include Hiscox, Spicer Haart, Colchester Borough Council, Linklaters Solicitors and the University of Essex.

[Find us: 27 Middleborough, Colchester CO1 1TG](#)

⇒ London Liverpool Street	55 mins
A12	2 miles
M25	35 miles
Stansted Airport	35 miles
Port of Felixstowe	27 miles
Port of Harwich	20 miles



CONTACTS

Michael Moody

T: 01206 85 45 45
mcm@fennwright.co.uk

**Fenn
Wright**

Grace Lewis

T: 02077 30 90 90
grace.lewis@ceg.co.uk

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COLCHESTER

THE OCTAGON, 27 MIDDLEBOROUGH, COLCHESTER, CO1 1TG
WWW.THEOCTAGONCOLCHESTER.COM