

700 The Crescent, Colchester Business Park, Colchester, Essex CO4 9YA



Brand New Offices / Hi-Tec Business Units

- Design and Build Opportunities Available
- Prime Office / Business location
- Close to A12 / A120 interchange
- Buildings from 5,000 sq ft to 50,000 sq ft

From 5,000 sq. ft
(464.5 sq. m) to
50,000 sq. ft
(4,645 sq. m)

To Be Let



- **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

Strategically located directly between Junction 28 and the A12/A120 interchange (J29), Colchester Business Park is East Anglia's premiere business destination. Existing occupiers include Nat West, Essex County Council, Linklaters, Care (UK) Plc, a convenience shop, restaurant, hairdressers and retail banking facilities. Close by is a Health & Fitness centre, children's day nursery, Post Office and a Tesco superstore.

Description

Set in a landscaped environment accessed directly off an impressive block paved roadway known as The Crescent. The site is level and a regular shape totalling approximately 2.66 acres (1.1 Ha) bordered by mature Oak trees to the West, a landscape bund and access to the South and the A12 dual carriageway to the North.

Accommodation

Design and Build opportunities are available for office/business units, ranging from 5,000 sq ft (464.5m²) to 50,000 sq ft (4,645.3m²)

Terms

Buildings are available To Let on new full repairing and insuring leases, length, terms and rent to be agreed.

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.

Timing

It is envisaged that potential tenants will need to allow a period of approximately 18 months from agreeing terms to occupation of their new building.

Planning

The site previously received detailed Planning Consent for the construction of 8 office buildings totalling approx. 50,000 sq ft (4,645.3m²), together with an access roadway. Detailed planning applications will need to be submitted to Colchester Borough Council.

Services

We understand that all mains services (excluding gas), telecoms and IT are available within The Crescent, exact capacities, speed and connectivity to be arranged with individual suppliers.

Service Charge

Occupiers of new office / business units upon the site will be required to contribute to the 700 The Crescent service charge. Exact details and figures upon application.

Viewing

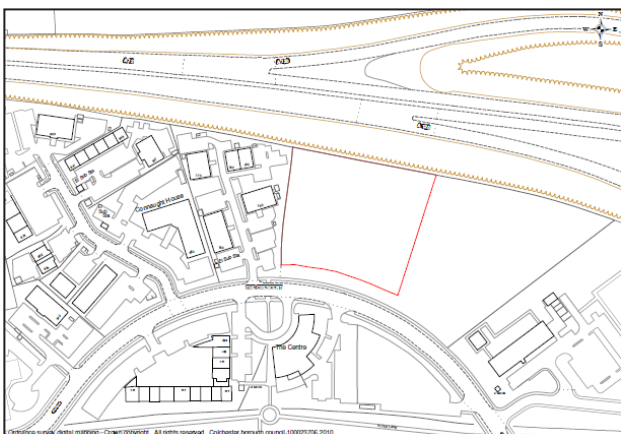
Strictly by appointment via sole agents:

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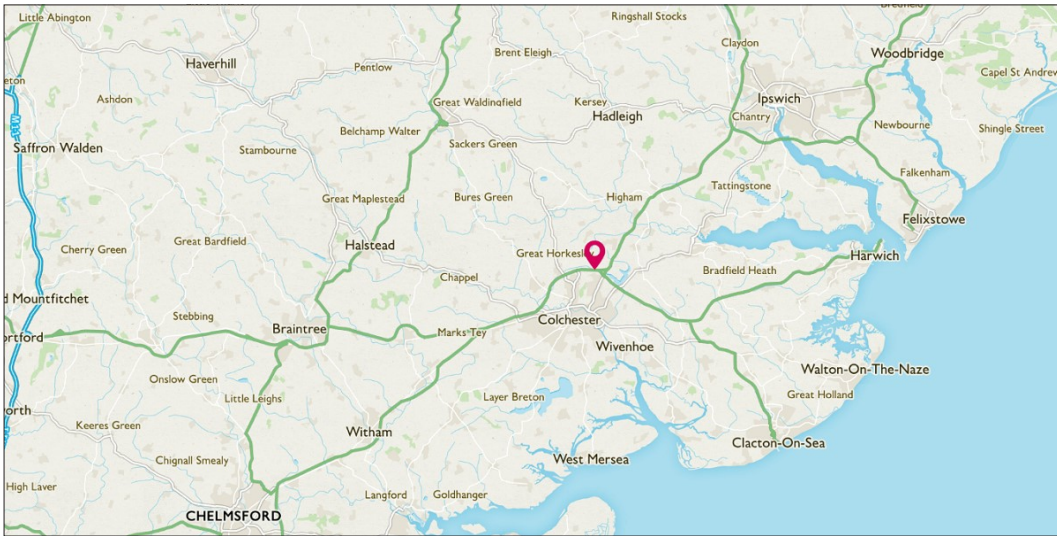
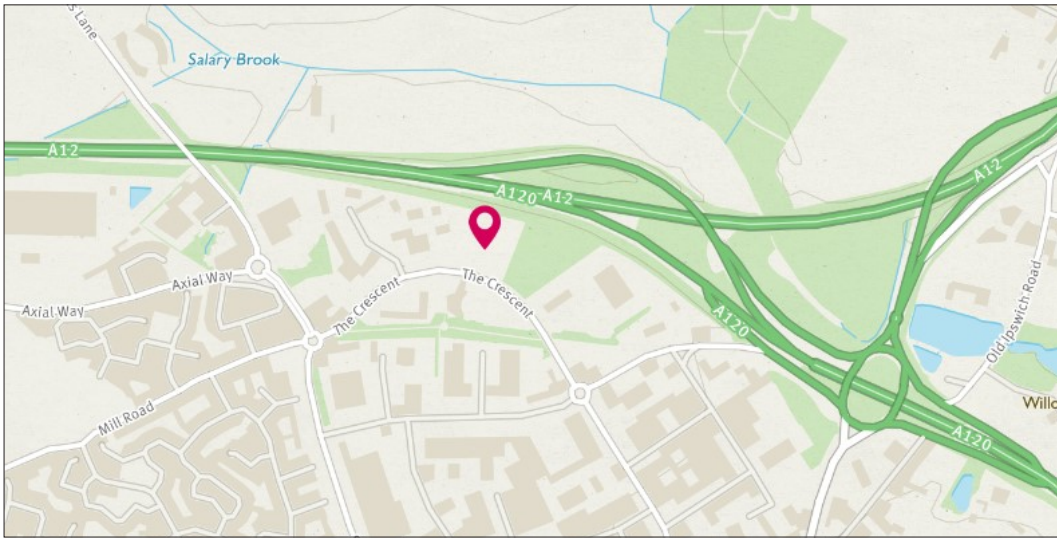
colchestercommercial@fennwright.co.uk



Location Plan



Indicative Elevation



For further information

01206 85 45 45

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