

**TO LET**

**£70,540 pax  
plus VAT**

**MEDICAL & HEALTH /  
OFFICE BUILDING  
(3,371 sq. ft.)**



**CHARTER COURT, NEWCOMEN WAY**

**SEVERALLS BUSINESS PARK, COLCHESTER, ESSEX CO4 9YA**

**bgl** BGL  
Partners  
Chartered Surveyors & Property Consultants

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL



## CHARTER COURT, SEVERALLS BUSINESS PARK

3,397SQ.FT.GROUNDANDFIRSTFLOORMEDICAL/HEALTH/OFFICEBUILDING

- Prestigious Modern Office To Let
- Available Immediately
- 25 On-Site Car Parking Spaces
- New Gas Boiler Installed 2021 and Back Up Oil Generator
- Fully Serviced Lift
- Established Business Park Location
- Located Adjacent to the A12 and A120

### LOCATION

The property occupies a prominent position within Charter Court, a development of office buildings with landscaping and car parking located off Newcomen Way on Colchester Business Park.

Severalls Industrial Estate/Colchester Business Park comprises an established 195-acre business park strategically located circa. 2.5 miles to the north-east of the Town Centre and adjacent to the A12/A120 Crown Interchange roundabout. The estate has good road links to the national motorway network, Ipswich, London, Stansted Airport and the Haven Ports.

The estate is a modern, well-planned industrial and warehouse park, together with B1 office users. Occupiers on the estate include a wide range of both international, national and regional companies such as Betts UK, Anglian Crown Catering, Care UK, VegTrug, DHL, Euro Car Parts, Toolstation, Screwfix, Reeman Dansie Auctioneers, Fisher Jones Greenwood LLP and Scrutton Bland.







## DESCRIPTION

The property comprises a modern, detached, two-storey office/medical health facility building constructed in the late 1990's. The building has brick elevations beneath a pitched roof with double-glazed aluminium / composite window frames.

Glazed double doors provide access to the entrance foyer with stairs and fully serviced passenger lift to the first floor accommodation. The property benefits from WC facilities at both ground and first floors and a kitchenette.

The first floor features a mix of open plan and cellular office / treatment rooms with glazed partitions providing further office / meeting spaces. There are suspended ceilings, LED lighting, AC cassettes (not tested) and gas central heating (new gas boiler installed in 2021). There is also a backup oil generator which supports the ground floor.

Externally, the property benefits from 25 car parking spaces.

## ACCOMMODATION

Ground Floor	135.83m <sup>2</sup>	1,462 sq. ft.
First Floor	177.31m <sup>2</sup>	1,909 sq. ft.
<b>TOTAL</b>	<b>313.14m<sup>2</sup></b>	<b>3,371 sq. ft.</b>

## TERMS

The property is available to let by way of either a sub-lease or an assignment. The existing lease is on full repairing and insuring terms, expiring 27th April 2027 (approx. 4-years and 5-months remaining). The passing rent is £70,540 pax plus VAT and is subject to an indexed rent review in April 2023. A sub-lease would be contracted outside of sections 24-28 of the Landlord and Tenant Act 1954.

## VAT

Value Added Tax is applicable to all rents and service charges for the property.

## SERVICE CHARGE

A service charge is applicable to cover the maintenance and landscaping of the estate and any communal areas.





## BUSINESS RATES

We are advised that the offices have a rateable value of £56,500. Estimated rates payable for the current year (2022/23) are circa. £28,350.

Interested parties should make their own enquiries with Colchester Borough Council Rates Department on 01206 282 300.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C, valid until 25th April 2026. Further information can be found on the GOV.UK EPC Register.

## VIEWING

Strictly by prior appointment with the joint agents Nicholas Percival Chartered Surveyors and BGL Partners:

Billy Coe

T: 01206 563 222

E: [bcoe@nicholaspercival.co.uk](mailto:bcoe@nicholaspercival.co.uk)

Henry Doyle

T: 02071 838 242

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.