

**TO LET**  
**£40,000 PAX**

2,745 SQ.FT  
DETACHED OFFICE  
PREMISES WITH  
AIR CONDITIONING



**12 TEY BROOK CENTRE**  
**GREAT TEY, COLCHESTER, ESSEX, CO6 1JE**

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

## LOCATION & DIRECTIONS

Located approximately 6 miles west of Colchester Town Centre, within  $\frac{3}{4}$  mile of the A120 the main Colchester to Stansted Road and approximately 2 miles from the A12.

Proceed along the A120 from Marks Tey roundabout, taking the first turning on the right hand side after Poplar Nurseries on to Tey Road signposted Wakes Colne. Tey Brook Centre will be found  $\frac{3}{4}$  mile on the right-hand side

## DESCRIPTION

The Tey Brook Centre comprises a range of refurbished and modern commercial buildings let to various Tenants. Occupiers include NFU Mutual, Co-operative and Azcon Electrics. The Unit comprises a modern office building, completed to a high standard incorporating newly installed Air-Conditioning, carpeting, modern lighting, newly fitted kitchen and male and female W.C. facilities.

The office extends to approximately 2,745 sq ft.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy performance rating of D93. A copy of the certificate can be found on the GOV.UK non-domestic energy performance certificate register.

## RATEABLE VALUE | BUSINESS RATES

The property has a current rateable value of £24,550. Please note this is not the amount you will pay. The property will need to be re-assessed as a whole.

Interested parties are advised to make their own enquiries with the Colchester City Council Rates Department.

## SERVICE CHARGE

There will be a Service Charge of 10% plus vat of the passing rent for the upkeep of the Estate Road and parking.

## TERMS

The property is available to let by way of a new effective, full repairing and insuring lease for a term of years to be agreed at a passing rent from £40,000 per annum exclusive plus VAT.

## VAT

The property is elected for VAT therefore VAT is applicable to the rent.



## VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

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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.