

First Floor Office Suite of Approx. 1,030 sq ft (95.7m²) With On Site Car Parking

THE CENTRE, THE CRESCENT COLCHESTER BUSINESS PARK, COLCHESTER



TO LET AT £15,500 PER ANNUM

- Air Conditioned
- Impressive Reception
- Lift & Stairs Access
- Fully Carpeted
- 5 Car Parking Spaces
- Close to A12 / A120

SAT NAV Ref: CO4 9QQ

**882 THE CRESCENT, COLCHESTER BUSINESS PARK, COLCHESTER, ESSEX. CO4 9YQ.
PHONE: 01206 85 45 45 WWW.NEWMANCOMMERCIAL.CO.UK**

The particulars are set out as a guideline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All prices and rentals quoted are exclusive of VAT, unless specifically stated otherwise.

LOCATION

Colchester Business Park is strategically located to the north of Colchester directly adjacent to the A12/A120 interchange which provides excellent access to the UK's major motorway network. Colchester town centre and main line railway station (London Liverpool St approx. 55 mins) is approximately 3 miles distant. Located on the Business Park is Mimosa Restaurant, newsagents/shop and NatWest bank. Nearby is a Tesco Supermarket & petrol filling, Health and Fitness Centre and a children's day nursery.

DESCRIPTION

The suite is accessed via an impressive fully glazed entrance lobby with stairs and a passenger lift to the first floor. Presented in an open plan format the suite benefits from carpeting, suspended ceiling with recessed lighting, raised access floor, air conditioning (not tested), heating via radiators (not tested), kitchenette and shared WC facilities. Car parking is provided on site within a large car park to the front of the premises.

ACCOMMODATION

(Approximate net internal area)

	Size	Rent	Car Spaces
Suite 4	1,030 sq ft	£15,500	5

Note: can be combined with Suite 6, which is 412 sq ft, providing approx. 1,442 sq ft (134m²). Rent upon application.

TERMS

The office is available to let on a new lease, with length and terms to be agreed (minimum three year unbroken term), at a rent of £15,500 per annum exclusive of rates and VAT.

SERVICE CHARGE

A service charge is levied to cover the costs of maintenance of common areas, landscaping and roadways, on site lighting, security / CCTV, external building's repair / maintenance, cleaning of common areas including all toilets & central heating and lift maintenance.

Figures for 2014/15 are estimated at £11,425 per annum.

BUSINESS RATES

We have been advised that Suite 4 has a rateable value of £14,500 therefore rates payable are approx. £6,830 per annum.

Interested parties are advised to make their own enquiries with the local rating authority to confirm these figures.

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.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We understand the building has been assessed and falls within band C (63).

A full copy of the EPC is available upon request.

VIEWING

Strictly by appointment via sole agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



IMPORTANT NOTICE: -

These particulars are produced in good faith to give a fair overall view of the property and should not be relied upon as statements of representations of fact. Any areas, measurements or distances referred to are given as a guide only and are not precise. No warranty can be given for the services or equipment at the property and no tests have been carried out to ensure that the heating, electrical or plumbing systems and equipment are fully operational. It should not be assumed that fixtures, fittings, carpets etc. are to remain within the building and that the property has the benefit of the necessary Planning, Building Regulation and other consents. Furthermore no responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. If there is any point which is of particular importance please ask for further information. Details update 06.06.14.