

FennWright

200 The Crescent
Colchester Business Park
Colchester
Essex
CO4 9YQ

AVAILABLE TO LET

Highly Prominent 30,316 sq ft
(2,816.5 sq m) Office Building

- Pending Refurbishment, Available 2024
- Two Storey Detached Office Building
- 156 Car Parking Spaces (1:194 Sq Ft)
- Established Business Park Location
- Located Adjacent To A12/A120



Location

Colchester Business Park is 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 City Centre and main line railway station (London Liverpool St approx. 55 mins) is approximately 3 miles distant.

Located on the Business Park is NatWest Bank, a restaurant, newsagents/ shop, coffee shop, dentists & hairdressers. Nearby is a Tesco Extra Supermarket & petrol filling, Fitness4Less Gym and a children's day nursery.

Description

200 The Crescent comprises an imposing two storey detached office building, set within mature landscaped grounds, prominently located at the entrance of Colchester Business Park.

An impressive entrance foyer provides stairs and lift access to the first floor office accommodation. The offices are to be provided in an open plan format ready for an occupiers own fit out. WC and shower facilities are provided on both floors along with an open plan kitchenette area.

The refurbished specification is to include; suspended ceilings with recessed LED lighting and heating / cooling system, 8 person passenger lift, floor to ceiling aluminum double glazed windows, raised access floor with a carpet tile covering.

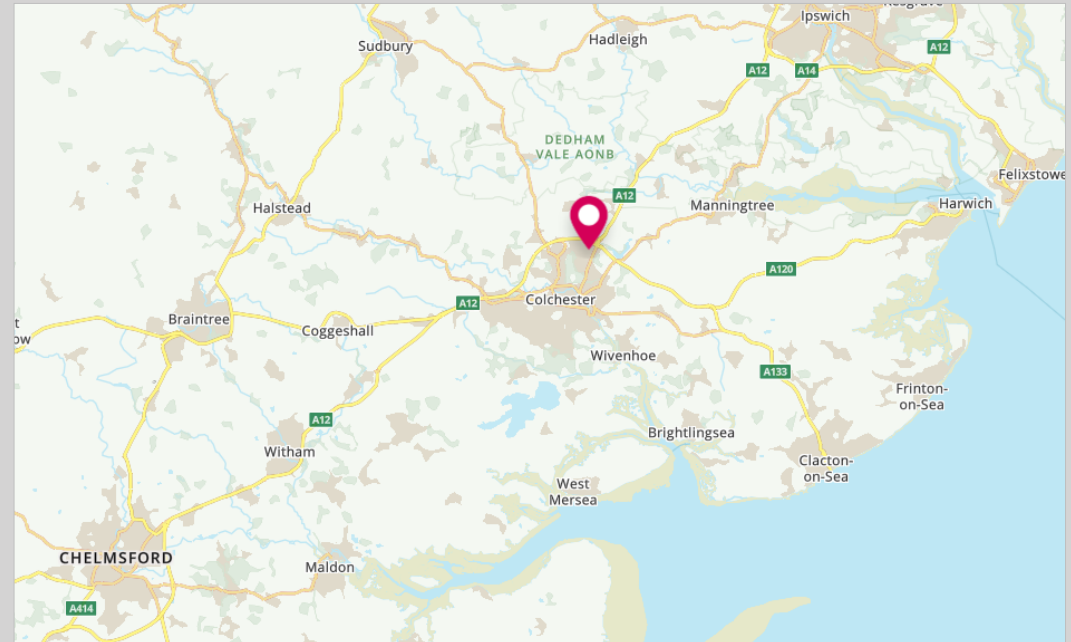
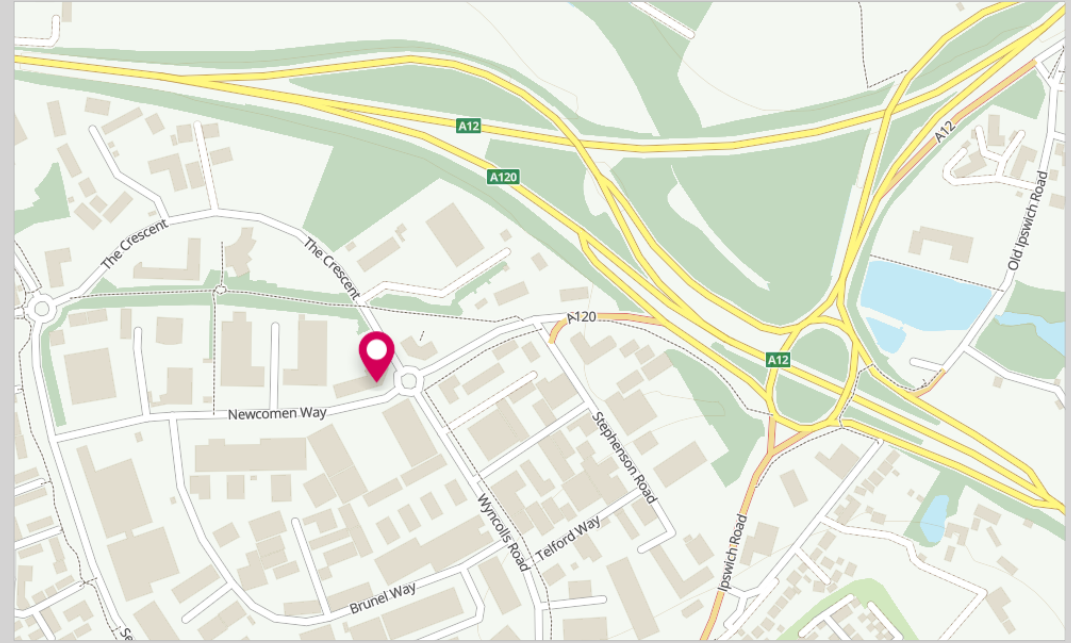
We understand that High Speed Fibre Broadband is available to the area with tenants to be responsible for their own connection and subscription.

106 car parking spaces are provided on site with an additional 50 spaces provided in the adjoining car park.

The offices will shortly undergo refurbishment and will be available for occupation 2024, exact timing to be confirmed.

Accommodation (Approximate Net Internal Areas)

Reception	-	400 sq ft	(37.2 sq m)
Ground Floor	-	14,917 sq ft	(1,385.8 sq m)
First Floor	-	14,999 sq ft	(1,393.5 sq m)
Total	-	30,316 sq ft	(2,816.5 sq m)



Viewings Strictly By Appointment
Via Sole Letting Agents:

Fenn Wright
882 The Crescent
Colchester Business Park
Colchester
Essex
CO4 9YQ

01206 85 45 45

Colchestercommercial@fennwright.co.uk

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Terms

The office is available To Let on a new full repairing basis, with lease length and terms to be agreed. Rent available upon request. We are advised that VAT is applicable at the prevailing rate.

Service Charge

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping and lighting. The approx. cost for 2022/23 is £46,570.73.

Buildings Insurance

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. The approx. cost for 2022/23 is £5,864.68.

Business Rates

We are advised that, with effect from the 1st April 2023, the premises have a rateable value of £452,500. Therefore estimated rates payable of approx. £234,400 for the current year. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

Energy Performance Certificate (EPC)

We have been advised that the premises fall within class D (95) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request. Note: The premises are to be reassessed following the refurbishment works.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identify prior to the instruction of solicitors.

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references 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.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

- **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

