

01206 577667

www.whybrow.net



Serviced Offices – To let



**Colchester Business Centre, 1 George Williams Way, Magdalen Street,
Colchester, Essex, CO1 2JS**

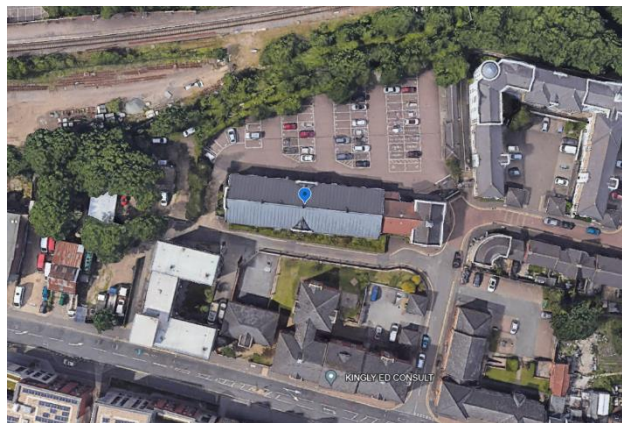
Rent: £13,048 Per Annum Exclusive

356 Sq. Ft (33 Sq. M)

- Fully Serviced Office Suites
- No VAT Payable on Rent at The Central BIC
- Monthly 'Easy in Easy Out' Terms With 30 Days' Notice
- Free On Site Car Parking
- 24 Hours Access for Tenants

Location

Within walking distance of Colchester's St Botolph's Railway Station, and offers flexible office space for small and startup businesses allowing for development and growth.



Description

The units available all have access to a fully staffed reception service (included in the rent), free on-site parking, broadband and phone connections, individual heating to unit, security and various other services.

The subject suites comprise 2/4 number desks with free car parking spaces with every office. Benefits include 24 hours access for tenants and a full range of Business Support and Office Facility Services included in the rent.

Planning

Interested parties are advised to contact Colchester City Council on 01206 282222.

Business Rates

Interested parties are advised to make their own investigations of Colchester City Council on 01206 282222.

Asking Terms

Monthly 'Easy in Easy Out' terms with 30 days' notice and no legal or setting up fees.

Special rent discounts available on offices in purpose built Business Incubation Centre's in City Centre and Business Park locations.

No VAT payable on rent at the Central BIC.

Full range of business support & office facility services.

Service Charge

The property is subject to a service charge. Further details available upon request.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Accommodation

Office / Desks / Annual Rent / Monthly Rent / Size (sq. ft) / Parking

Central

2 / 3-4	/ £5,921 +VAT	/ £493.43 +VAT	/ 248	/ 1 space
5 / 3-4	/ £5,921 +VAT	/ £493.43 +VAT	/ 248	/ 1 space
16 / 3-4	/ £6,255 +VAT	/ £527.27 +VAT	/ 262	/ 1 space
18 / 3-4	/ £6,040 +VAT	/ £503.38 +VAT	/ 253	/ 1 space
21 / 3-4	/ £6,255 +VAT	/ £527.27 +VAT	/ 262	/ 1 space
22 / 3-4	/ £6,040 +VAT	/ £503.38 +VAT	/ 253	/ 1 space
23 / 3-4	/ £6,040 +VAT	/ £503.38 +VAT	/ 253	/ 1 space
24 / 3-4	/ £6,040 +VAT	/ £503.38 +VAT	/ 253	/ 1 space
27 / 3-4	/ £7,096 +VAT	/ £591.37 +VAT	/ 253	/ 1 space
29 / 5-6	/ £9,985 +VAT	/ £832.13 +VAT	/ 356	/ 2 spaces
31 / 5-6	/ £9,985 +VAT	/ £832.13 +VAT	/ 356	/ 3 spaces
34 / 4-5	/ £7,685 +VAT	/ £640.45 +VAT	/ 274	/ 2 spaces

North

1 / 4-5	/ £7,426 +VAT	/ £618.90 +VAT	/ 281	/ 2 spaces
3 / 3-4	/ £6,634 +VAT	/ £552.83 +VAT	/ 251 sq. ft	/ 1 space
4 / 5-6	/ £8,087 +VAT	/ £673.97 +VAT	/ 306	/ 2 spaces
6 / 3-4	/ £6,607 +VAT	/ £550.62 +VAT	/ 250	/ 1 space
10 / 3-4	/ £6,634 +VAT	/ £552.83 +VAT	/ 251	/ 1 space
22 / 3-4	/ £6,713 +VAT	/ £559.44 +VAT	/ 254	/ 1 space



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