

Building

E



University of Essex

Parkside

Knowledge Gateway

TO LET

Modern Business Park
Office Building

2,823 – 5,737 sq ft
(262 – 532 sq m)

Knowledge Gateway, University of Essex Campus,
Nesfield Road, Colchester, Essex, CO4 3ZL.

- Vibrant and Innovative Business Park Location
- Full CCTV, Fibre Broadband, and 24-Hour Monitoring
- 19 Car Parking Spaces
- Student Benefit Opportunities
- Institutional Specification
- Available as a Whole or in Part

Location

The Knowledge Gateway is within the University of Essex's Colchester Campus. The site is conveniently accessed off the A113, three miles west of Colchester town centre.

The A12 is an easy drive giving access to London and Cambridge and the wider UK motorway network.

Excellent amenities include cafés, restaurants, bars, post office, a 24 hour mini mart and a sports centre and gym.



Description

Comprising a modern self-contained two storey terraced building completed in 2019, the accommodation is built to an exceptional institutional standard including full access raised floors, cctv, 24-hour security, comfort cooling, kitchen and WC facilities.

19 car parking spaces are provided in adjacent parking groves.



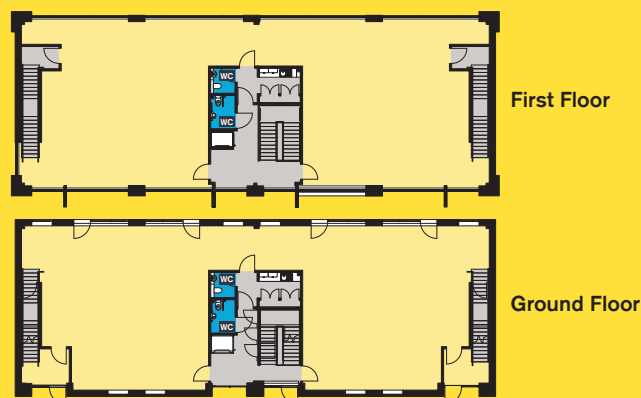
Indicative internal floor plate.

Accommodation

The property benefits from the following Net Internal Areas:

	sq ft	sq m
Ground Floor	2,823	262
First Floor	2,914	271
Net Internal Area	5,737	532

Consideration will be given to a letting of the whole or on a floor-by-floor basis.



Terms

The property is available of a new lease to be drawn on a Full Repairing and Insuring (FRI) basis for a term of years to be agreed incorporating periodic upward only rent reviews.

Rent

Ground Floor: £59,300 p.a.
First Floor: £61,195 p.a.
Building: £120,495 p.a.

Rent is exclusive of rates, VAT and all other outgoings, payable quarterly in advance.

Planning

The subject property has an established Class E (office) use. Interested parties are advised to contact the local Planning Authority to satisfy their proposed use conforms with the current planning consent.

Business Rates

The property appears in the Valuation List with a Rateable Value of £74,500.

Service Charge

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

Energy Performance Certificate

The property has an EPC rating of A (23). A copy of the certificate is available upon request.

VAT

All rents quoted are exclusive of Value Added Tax which is applicable.

Further Information:

For further information and to view the building, please contact the Sole Agent.



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