

**Weston Business Centre Hawkins Road, Colchester, Essex CO2 8JX**

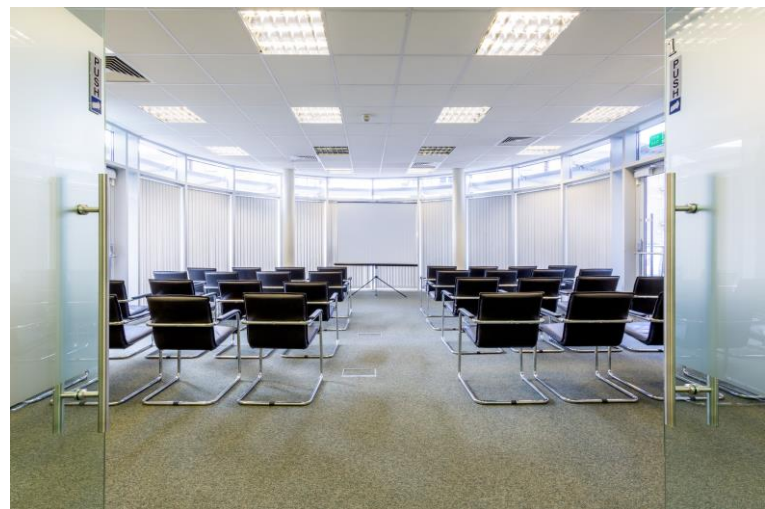


**Serviced Office Complex**

**To Let**

100 – 1,000 sq ft (9.29-92.90 sq m)

- Easy In – Easy Out Licenses
- Possible same Day Occupation
- Suitable For New and Expanding Business
- 24 Hour Access 7 Days A Week



## Location

Located in Colchester within close proximity to the town centre and with direct access to the A12, Weston Business Centres specialise in providing fully serviced office accommodation for firms operating in the modern business environment.



## Description

The offices have been designed to offer state of the art spacious and individual facilities, which included the latest technology, contemporary telephone systems, and complimentary voicemail systems. Category 5 cabling and IT support is also available.

In addition, personnel services can be provided for a small fee which include secretarial and administration support. The complex also offers meeting and conference rooms for hire and a stunning atrium, where clients can relax, have a drink and dine in the Central Café.

For those committing at an early stage, design features and partitioning can be incorporated to provide a bespoke environment suited for specific needs.

## Accommodation

Space can be taken in areas ranging from 100 sq ft (9.29 sq m) up to 1,000 sq ft (92.90 sq m).



## Asking Terms

Licences available for a minimum of three months and monthly thereafter at fees from £450 pcm.

## Rent

On Application

## 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.

## Planning

Interested parties are advised to contact the local Planning Authority to satisfy themselves that their proposed use conforms to the current planning consent.

## Business Rates

Interested parties are advised to make their own enquiries with the Local Authority regarding their Business Rates liability.

## Energy Performance Certificate

The property has an energy performance rating of C70. A copy is available upon request.