



University of Essex

Building

**A1**

# Parkside

Knowledge Gateway

**TO LET**

New Detached Grade A  
Office Building.

1,700 sq ft  
(158 sq m)

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

- Vibrant and Innovative Business Park Location
- High Specification Offices
- 6 Car Parking Spaces
- Predominantly Open Plan
- New Lease Available
- Excellent EPC Rating - A
- Full CCTV and 24-Hour Monitoring Excellent EPC Rating – A
- Student Benefit Opportunities

## 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

Providing a new Grade A office building, these offices are steel portal frame construction offering open plan design and benefiting from central heating/ comfort cooling and brick/glazed elevations which provide excellent levels of natural light and a fresh modern working environment.

The building is self-contained with a private entrance providing allocated car parking immediately outside of the unit. Forming part of the University of Essex's 40-acre Knowledge Gateway, it benefits from University support and facilities and 24-hour security patrols.

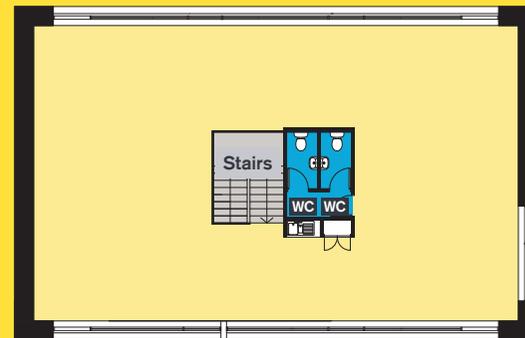


## Accommodation

The property benefits from the following nett internal areas:

	sq ft	sq m
<b>First Floor:</b>	<b>1,700</b>	<b>158</b>

First Floor



## 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

£28,900 per annum exclusive of rates, VAT and all other outgoings, payable quarterly in advance. Consideration will be given to lettings on a floor by floor basis. Terms upon request.

## Planning

The accommodation benefits from an established Class E (office) consent.

## Service Charge

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

## Business Rates

From verbal enquires, with the local rating authority the premises are assessed with Rateable Values as follows:

**First Floor**                      **£23,750**

## Energy Performance Certificate

The property has an EPC rating of A (25). A copy of the certificate is available upon request.

## VAT

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

## Further Information:

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



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Part of the **Beresfords** Group

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