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Brand New Innovation Centre Offices – To let



Innovation Centre - Knowledge Gateway, Colchester, Essex, CO4 3ZQ

Rent on Application

From 212 Sq. Ft (19 Sq. M)

- Office Space Available For 1-40 People
- Flexible Notice Periods
- £20k Free Business Support
- Government Enterprise Zone Location
- Led By the UK's Leading Innovation Specialist
- 24 Hour Access 7 Days A Week
- Meeting and Conference Room for Hire



Location

Innovation Centre - Knowledge Gateway is located on the University of Essex's Colchester Campus on the Eastern side of Colchester town centre via the A133. With close proximity to the A12, Colchester provides easy access to London (M25 junction 28), the South East and the East Coast Ports of Harwich & Felixstowe. The Innovation Centre is at the heart of the Knowledge Gateway masterplan.

Description

Standing boldly among mature parkland on the University of Essex's Colchester campus, Innovation Centre - Knowledge Gateway offers a welcoming and professional environment for early stage technology, digital, creative and innovative businesses.

With idea-inducing architecture promoting a strong sense of a collaborative community, you can choose from a range of fresh and enticing offices, as well as taking advantage of appealing communal spaces and on-site business support services. The quality of the building and attention to accessibility ensures clients and visitors instantly get a great impression from the moment they step into your world.

- Flexible offices for 3-11 people
- Meeting and conference space
- Professional mentoring from a dedicated business growth support team
- State-of-the-art creative digital studio for your marketing needs
- On-site coffee shop and catering
- Fast, reliable broadband
- On-site parking
- 24/7 access
- Excellent on-campus facilities including sports centre and gym

Accommodation

This brand new Innovation Centre has a total of 55 offices ranging in size from 208 sq. ft (19 sq. m) for between 1 and 40 people.

Office	Floor	Sq. Ft	Price
F9	1 st	569	£1,850
F10	1 st	297	£995
F12	1 st	212	£735
F23	1 st	299	£950
F25	1 st	299	£995
F26	1 st	268	£925
F27	1 st	257	£885
S13	2 nd	212	£735
S20	2 nd	298	£945
S23	2 nd	266	£950
S24	2 nd	257	£895

Asking Terms

The suites are available on a monthly licence with flexible notice period to terminate.

Rent

Rental figures are available upon application.

Legal Fees

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

Planning

The subject property has an established E (Office) Use. Interested parties are advised to contact the Local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent.

Energy Performance Certificate

The property has an EPC Rating of A23. A copy of the certificate is available upon request.



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