

01206 577667

www.whybrow.net



First Floor Office Suite – To Let



4a De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ

Asking Rent: £19,250 Per Annum Exclusive

1,095 Sq. Ft (101 Sq. M)

- Established Business Park Setting
- Close to A12/A120 Junctions
- 24/7 Access and Secure Environment
- 3 Car Spaces plus Unallocated Visitor Parking
- FLEXIBLE LEASE/LICENCE TERMS CONSIDERED

Location

De Grey Square is a private and secure modern office development of two storey buildings set within in an attractive woodland setting, north of the City centre and close to the A12 (J.28), A12/A120 (Crown Interchange) and Colchester Business Park providing excellent links to the UK's motorway network.

Colchester North Station provides regular intercity links to London-Liverpool Street (fastest journey time of 46 minutes) and Stansted Airport is within a 35 minute drive.



Description

This well-presented open plan suite with two cellular offices benefits from carpeting, double glazing, suspended ceilings with recessed lighting, kitchenette and a wc. Access is via a shared entrance door at the front of the building.

Externally, there are 3 demised and visitor car spaces within a barrier-controlled car park and landscaped ground benefitting from 24/7 CCTV security.

Accommodation

The property has a Nett Internal Floor Area of 1,095 sq. ft (101.sq. m)

Asking Terms

A new lease to be drawn on a Full Repairing and Insuring (FRI) basis, via a service charge for a term of years to be agreed.

Asking Rent

£19,250 per annum exclusive of Business Rates, VAT and all other outgoings.

Service Charge

The property is subject to a service charge to cover the maintenance of external parts, car park, landscaping security and CCTV. Further details are available upon request.

Town Planning

The property benefits from an established Class E (Office) use. Interested parties are advised to contact Colchester City Council on 01206 282222

Business Rates

The property appears in the Valuation List with a Rateable Value of £17,000.

Legal Fees

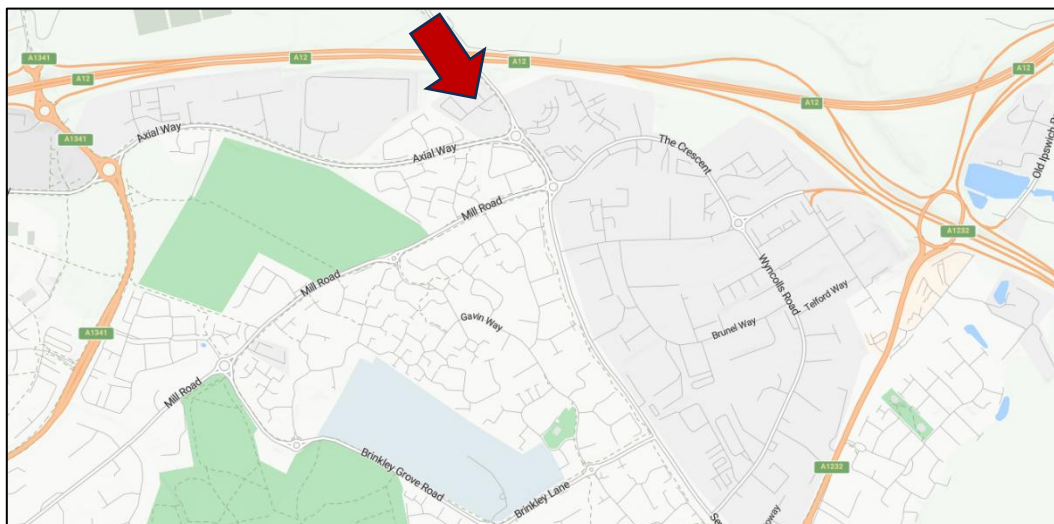
Each party is to bear their own legal costs throughout the course of any transaction.

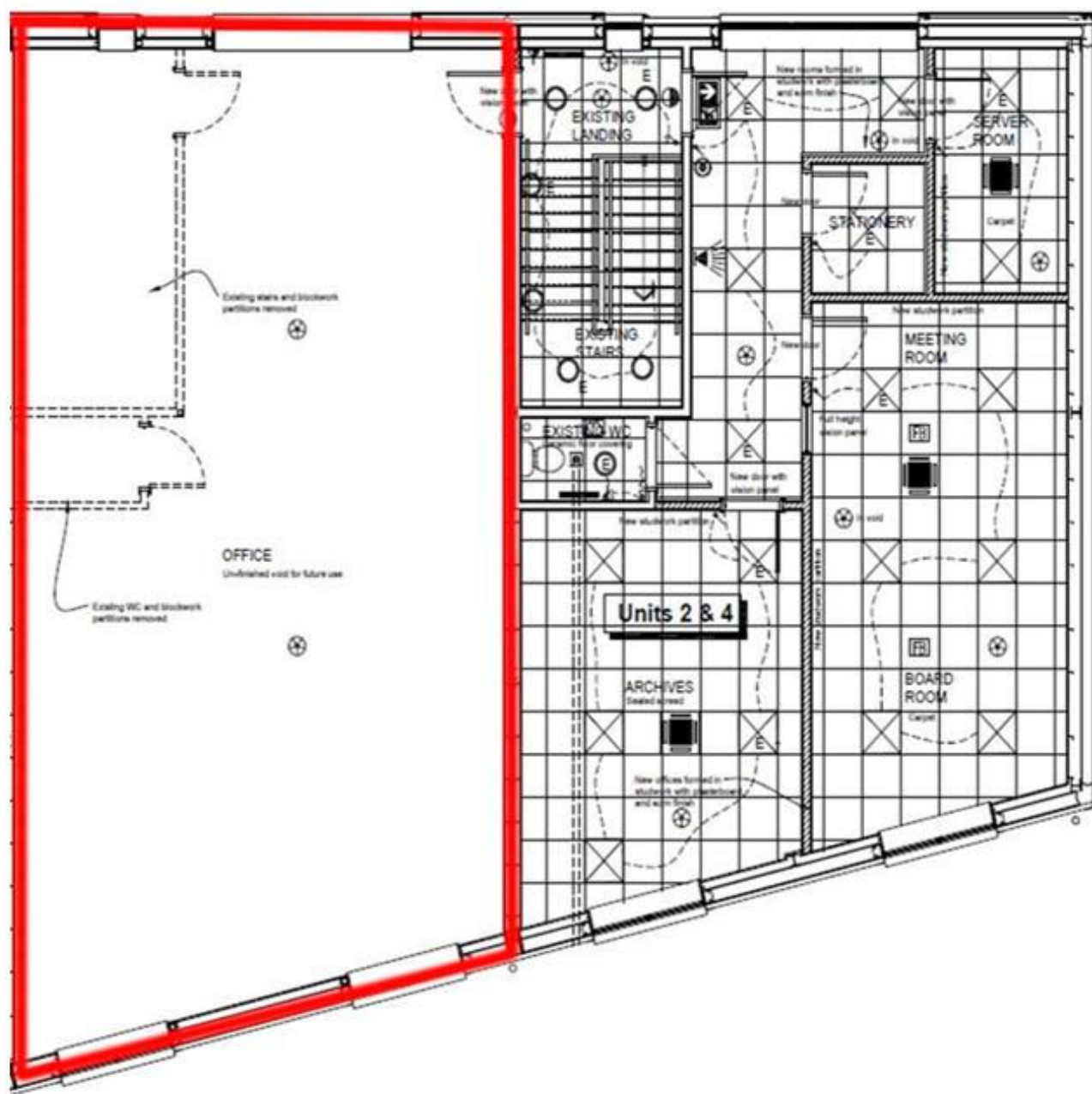
VAT

The property is elected for VAT.

Energy Performance Certificate

The property has an EPC rating of C55. A copy of the certificate is available upon request.





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