01206 577667

www.whybrow.net

First Floor Office Suites - To Let



Global Park, Moorside, Colchester, Essex, CO1 2TJ

Asking Rents From: £1,296 per annum exclusive

144 – 1,177 Sq. ft (13 - 109 Sq. m)

- Easy Access To A12
- Approximately 1.5 Miles East of Colchester City Centre
- Ample Car Parking
- Shared WC Facilities To Upper Floor
- Established Mix Commercial Use Area

Property Details

Location

Colchester has a resident population of circa 185,000 people and provides excellent communication links to the M25, Stansted Airport and the Port of Harwich via the A120 and to the midlands via the A14 at Ipswich.

Global Park is a multi-let, mixed-use development comprising office, warehouse/industrial and leisure occupiers located within the established Eastgate Industrial Estate, approximately 1.5 miles east of Colchester city centre and providing good access to the local and regional road network, with the A12/A120 (Junction 29) only 2.5 miles to the north.



Description

Comprising a two-storey office building immediately fronting the estate road, the accommodation comprises open plan and cellular accommodation benefitting from shared WC/kitchen facilities.

Externally, there is ample parking in the shared car park.

Accommodation

The property benefits from the following Net Internal Areas (NIA):

Suite 7	144 sq. ft (13 sq. m)
Suite 8	1,177 sq. ft (109 sq. m)

Asking Terms

New short term lettings are to be negotiated with regular break clauses and upward only rent reviews.

Rent

Suite 7	£1,296 per annum
Suite 8	£4,704 per annum

The above rents are exclusive of Business Rates, VAT and all other outgoings.

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

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 office is to be separately assessed for Business Rates.

Energy Performance Certificate

The offices EPC ratings are as follows:

Suite 7	D80
Suite 8	D85





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Misrepresentations Act 1967

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