

Welcome to The Octagon

The Octagon is Colchester's landmark office building comprising approximately 100,000 sq ft Grade A office space and benefitting from one of the biggest parking spaces in the area. The building is prominently located on Middleborough, only 2 miles from the A12 and within walking distance of the town centre and main railway station.

Our spaces

are designed with modern
work practices in mind

The Octagon boasts a range of impressive ready to go office space, including private offices, chic meeting rooms and inspiring communal spaces perfect for networking with like-minded professionals. Apart from the abundance natural light, you'll benefit from impressive city views, while high-speed broadband and friendly support staff will ensure your needs are met.

Specification & layout



Office suites provide the following specification:

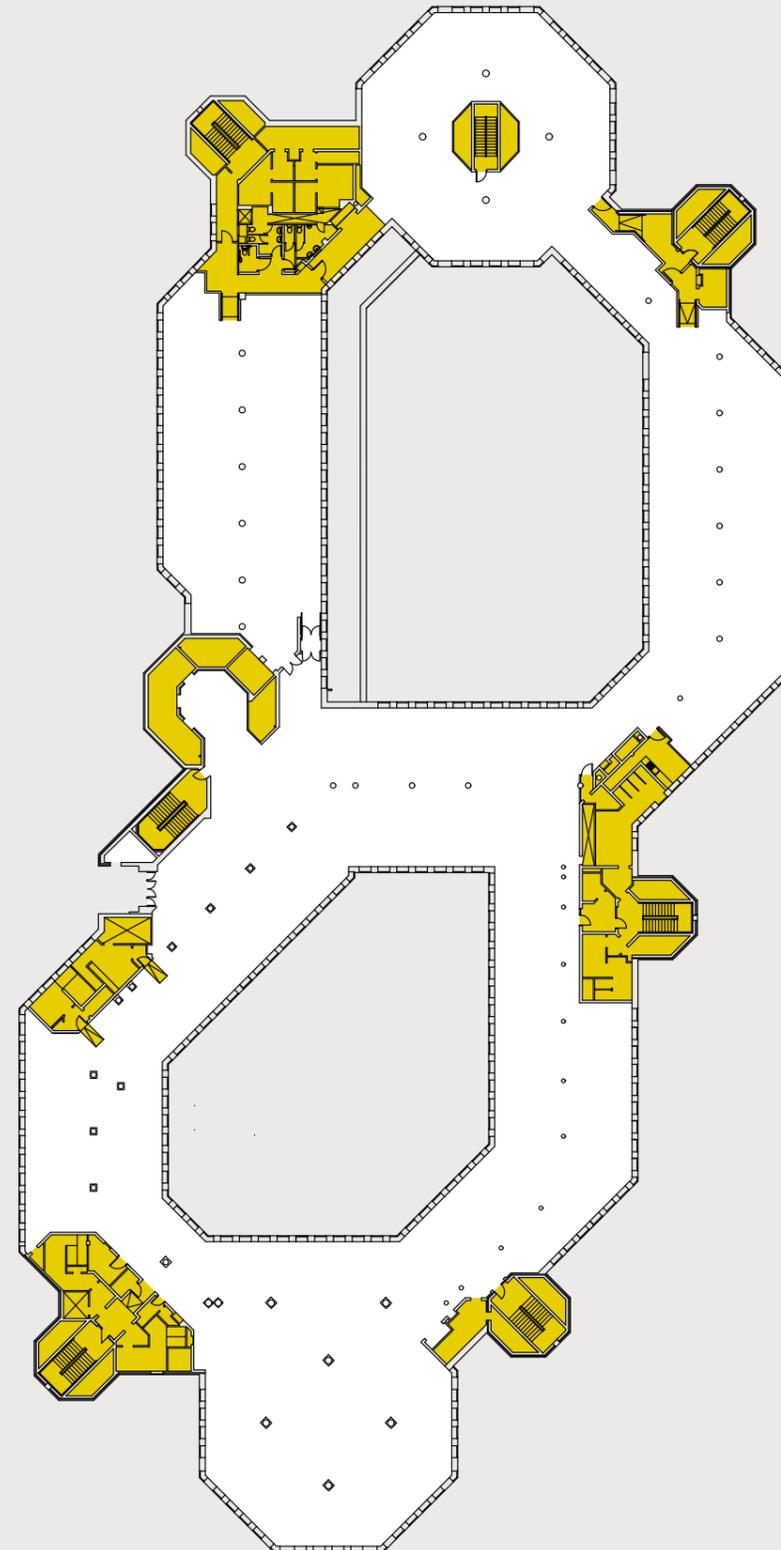
- Suspended ceilings with LED lighting
- Raised access floors
- VAV air conditioning

Furthermore the building benefits from the following:

- Manned reception
- More than 500 parking spaces
- 3 x 10 person passenger lift
- Open plan office space
- Two central landscaped courtyard/gardens
- Adjacent multi-storey car park providing car parking ratio of 1:190 sq ft
- Parking charging points
- Bike parking
- EPC rating of C/64
- Onsite café
- Shower facilities



BUILDING PLAN



TERMS

Available on traditional and flexible lease length.

Rent / terms to be agreed upon application.

BUSINESS RATES

We advise all interested parties to make their own enquiries in this regard.

SERVICE CHARGE

Service charge levied to cover the cost of heating, cooling, reception facilities, security and building maintenance charge.



Floor plan not to scale.
For indicative purposes only.

Flexible leasing

Choose what suits your business

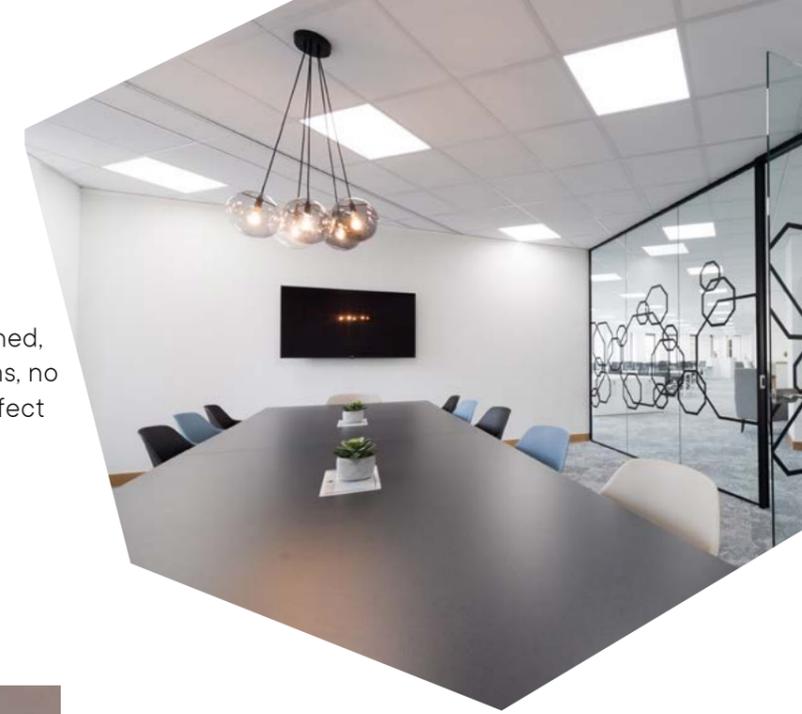
Today, the world is a different place. The challenges we all face have highlighted the real priorities for any business. What is needed now is the ability to stay flexible, to manage costs carefully and above all, to stay focused on what really matters to your business. Which is why at CEG we offer a range of flexible leasing products explicitly designed to help your business thrive in the new world.

LET READY GO

OFFICE SPACE READY TO GO.

Lease from 28 – 68 desks, ready-to-go, fully-furnished, whenever you need to. With easy-in, easy-out terms, no dilapidations and immediate occupation, Go is perfect for your business. Including tea point and meeting rooms in your demise.

let ready



CUSTOM

BESPOKE FITOUT MANAGED AND DELIVERED TO YOUR BUSINESS NEEDS.

Keep the focus on what you do best, by leaving us to design, specify, source, project manage and fitout your space. We have the capability of delivering your perfect customised solution. Your business shapes the space.



COMPLETE

ASPIRATIONAL OFFICE SPACE.
EVERYTHING COVERED.

Bringing all your rent and service costs into one easy-to-manage plan. Complete offers efficiency, greater budget control and lower costs for your business thanks to our day-to-day management.



Sustainability

Telling the carbon story of a refurbishment



GREEN ENERGY

CEG have moved to a green energy supply to ensure we are minimising our carbon footprint and encouraging the renewable sector.



WASTE MANAGEMENT

Waste management is an important aspect of our sustainability strategy. We are aiming to hit our target of 100% of our waste is diverted from landfill, and recycle as much of our waste as possible. 67% fully recyclable achieved at present.



GREEN TRAVEL

Reducing our tenants' daily travel footprint is an important part of our refurbishment strategy. Each cycle rack and shower facility has the ability to reduce hundreds of car miles per year.



Life

is launching in your building

Life aims to make your office building an even better place to work, by helping tenants, building staff, and local businesses connect.

INTRODUCING THE LIFE APP

By enabling everyone to connect in the easiest way possible, the Life app helps you can customise your day at the touch of a button. Simply download the app, check the latest cafe deals, book in for a gym class or attend one of our specially curated events.

LIFE EVENTS PROGRAMME

Life is not always about work, so we have lovingly styled and created a series of events just for our tenants. Our events aim to create a strong sense of community among the people sharing the building space. Tenants can learn new skills or even start a new health journey with their neighbours.



Treat yourself to an event. Rest and Relax or Lunch and Learn.



LIFE IS HERE TO HELP



Keep you informed without filling your inbox.



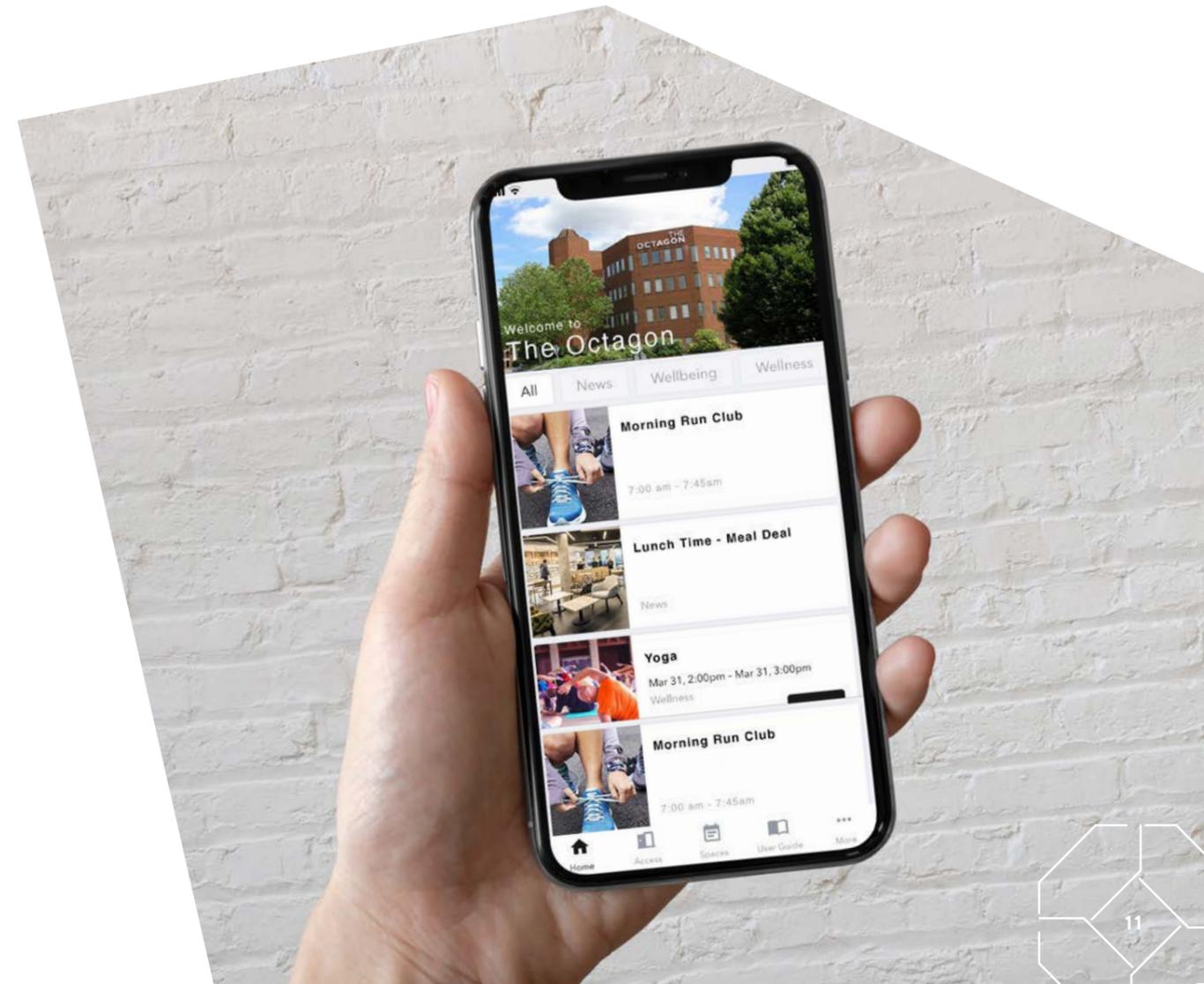
Show you the latest café menus and deals.



Want to run your own event? This is your platform.



Help access local discounts in the area.



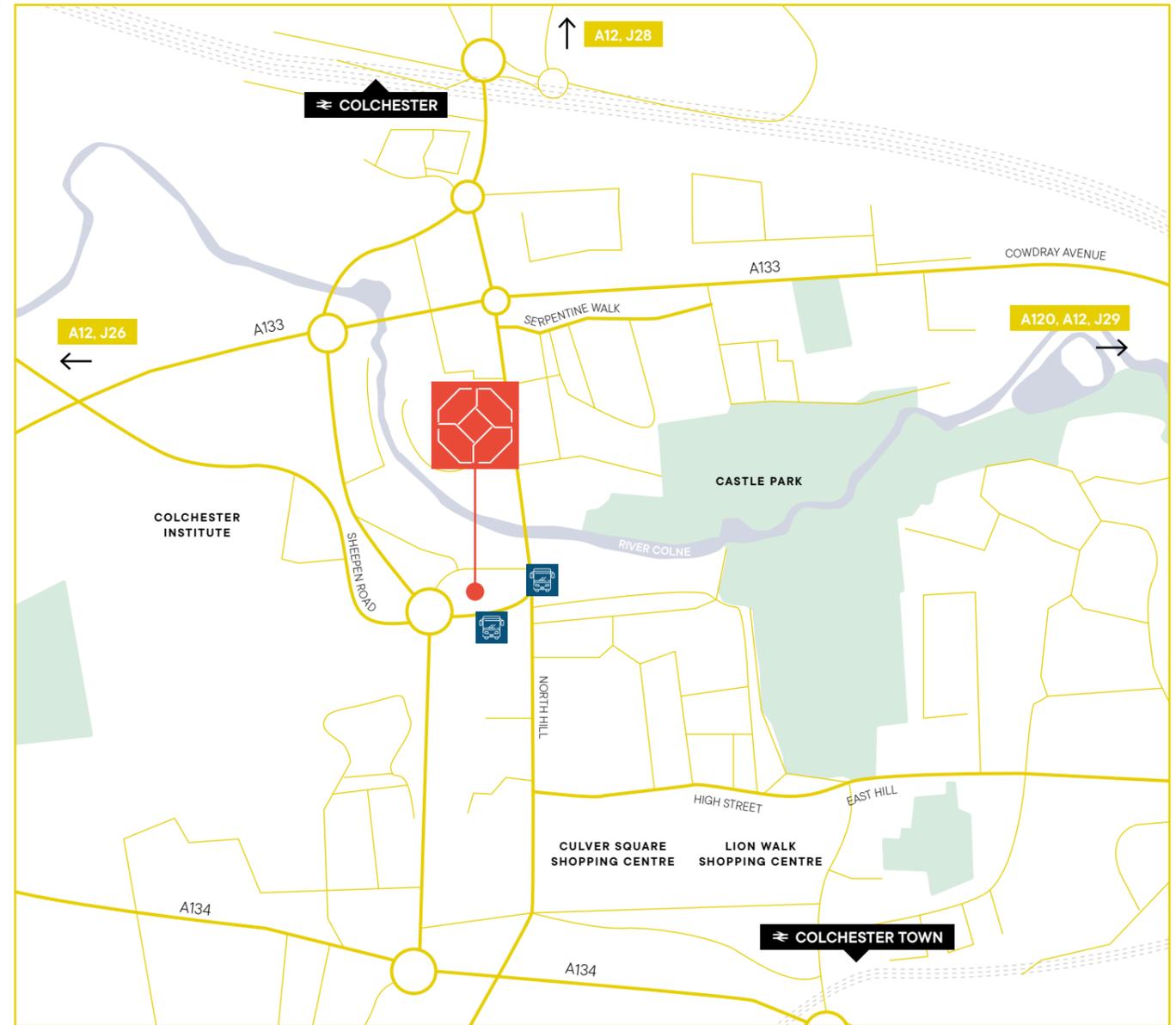
Location

The town benefits from good road connections being situated immediately east of the A12, linking the town with London, the M11/M25 and other major centres such as Ipswich and Chelmsford.

The town centre and railway station are within a short walk providing regular services to London Liverpool Street in under an hour.

Major local occupiers include Hiscox, Spicer Haart, Colchester Borough Council, Linklaters Solicitors and the University of Essex.

⇒ London Liverpool Street	55 mins
A12	2 miles
M25	35 miles
Stansted Airport	35 miles
Port of Felixstowe	27 miles
Port of Harwich	20 miles



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