

Block A, Parkside, Knowledge Gateway, Colchester, CO4 3ZL



To Let **First Floor Grade A Offices** 1,700 sq ft (157 sq m)

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



PROPERTY DETAILS

Location

Parkside Office Village is located within Knowledge Gateway, part of the University of Essex Campus, which is situated on the eastern outskirts of Colchester, approximately 3 miles from the town centre. The University is 68 miles north east of London, 27 miles north east of Chelmsford and 18 miles south west of Ipswich.

This location boasts strong transport links, being situated 3.4 miles from Colchester's North Station providing fast links to London Liverpool Street (52 minutes). The A12 provides direct access to London and the M25 and via the A120 to the M11 and Stansted Airport.

Description

The first floor of a detached Grade A two storey office building offering open plan accommodation 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:

First Floor 1,700 sq ft (157 sq m)

Terms

Available by way of an assignment of a Full Repairing and Insuring lease for 10 years from 30/1/2019 incorporating rent reviews and tenant break clauses at 21/1/2022 and 21/1/2025.

Consideration may be given to the grant of a new institutional lease. Terms upon request.

Asking Rent

£29,750 per annum exclusive of rates, VAT and all other outgoings.

Town Planning

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

Rateable Value

Interested parties should make their own investigations of Colchester Borough Council.

Service Charge

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

Energy Performance Certificate

The property has an EPC rating of A25. A copy of the certificate is available upon request.

VAT

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



For viewings and further details please contact



Ewan Dodds BSc FRICS
ewan.dodds@whybrow.net
01206 577667

Francis Britton BA Hons
francis.britton@whybrow.net
01206 577667

01206 577667 | info@whybrow.net | whybrow.net | @whybrowproperty



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