



AVAILABLE TO LET

High Quality Air Conditioned Offices With Ten Car Parking Spaces

**5 The Atrium, Phoenix Square, Wyncolls
Road, Colchester, Essex, CO4 9AS**

RENT

£30,000
per annum

AVAILABLE AREA

1,645 sq ft
[152.8 sq m]

IN BRIEF

- » Open Plan Layout, Ready For Tenant Fit Out
- » Air Conditioning & Kitchenette Facility
- » W/C Facilities On Site
- » Ten On Site Car Parking Spaces
- » Excellent A12 / A120 Access

LOCATION

This office is situated within the popular Phoenix Square development located on Severalls Business Park which is adjacent to the A12 / A120 interchange which provides excellent road links to Stansted Airport, the east coast ports of Harwich and Felixstowe and the national motorway network. Colchester city centre and mainline railway station (London Liverpool Street approx. 55 minutes) are just 3 miles distant. Close by there is a Tesco Extra, M&S, Fitness4Less Gym, and children's day nursery.

DESCRIPTION

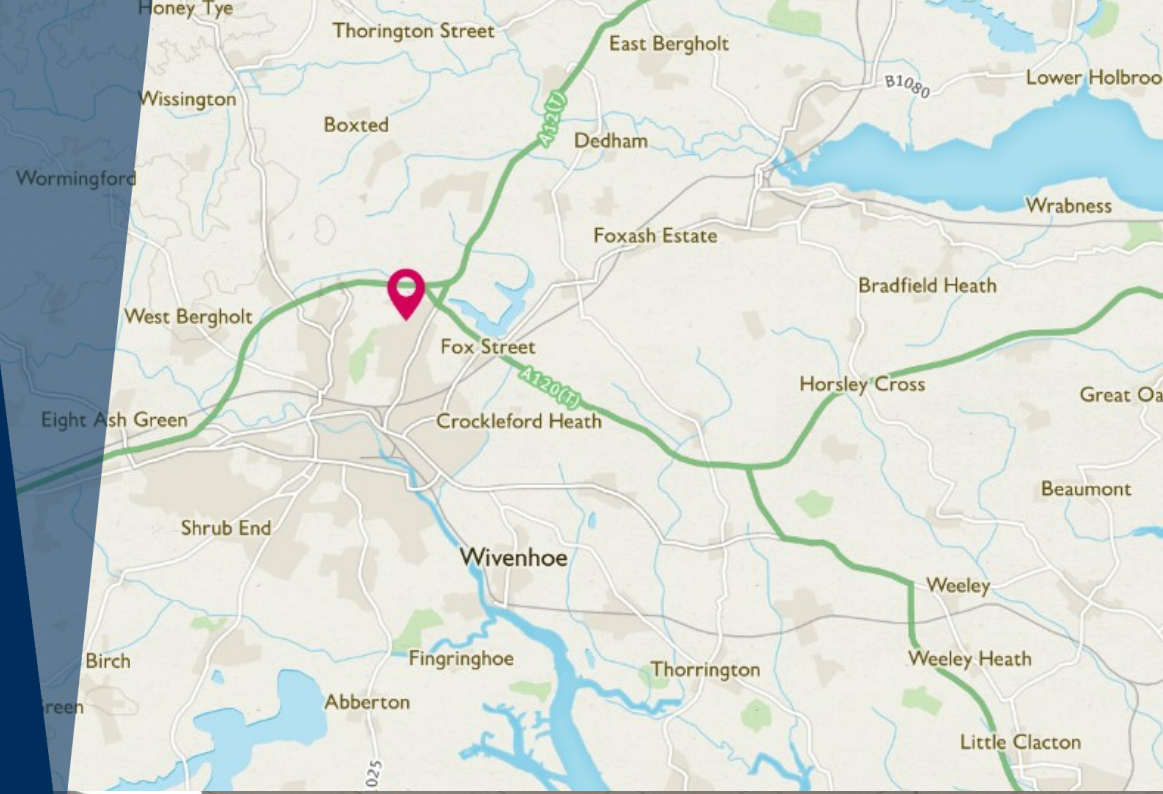
The suite is provided in a open plan layout (ready for a tenant to fit out to their own requirements) and includes full access raised flooring with fitted carpet tiles, power, fibre internet connection, suspended ceilings with recessed LED lighting, air conditioning providing both heating and cooling, kitchenette (with integrated dishwasher and fridge).

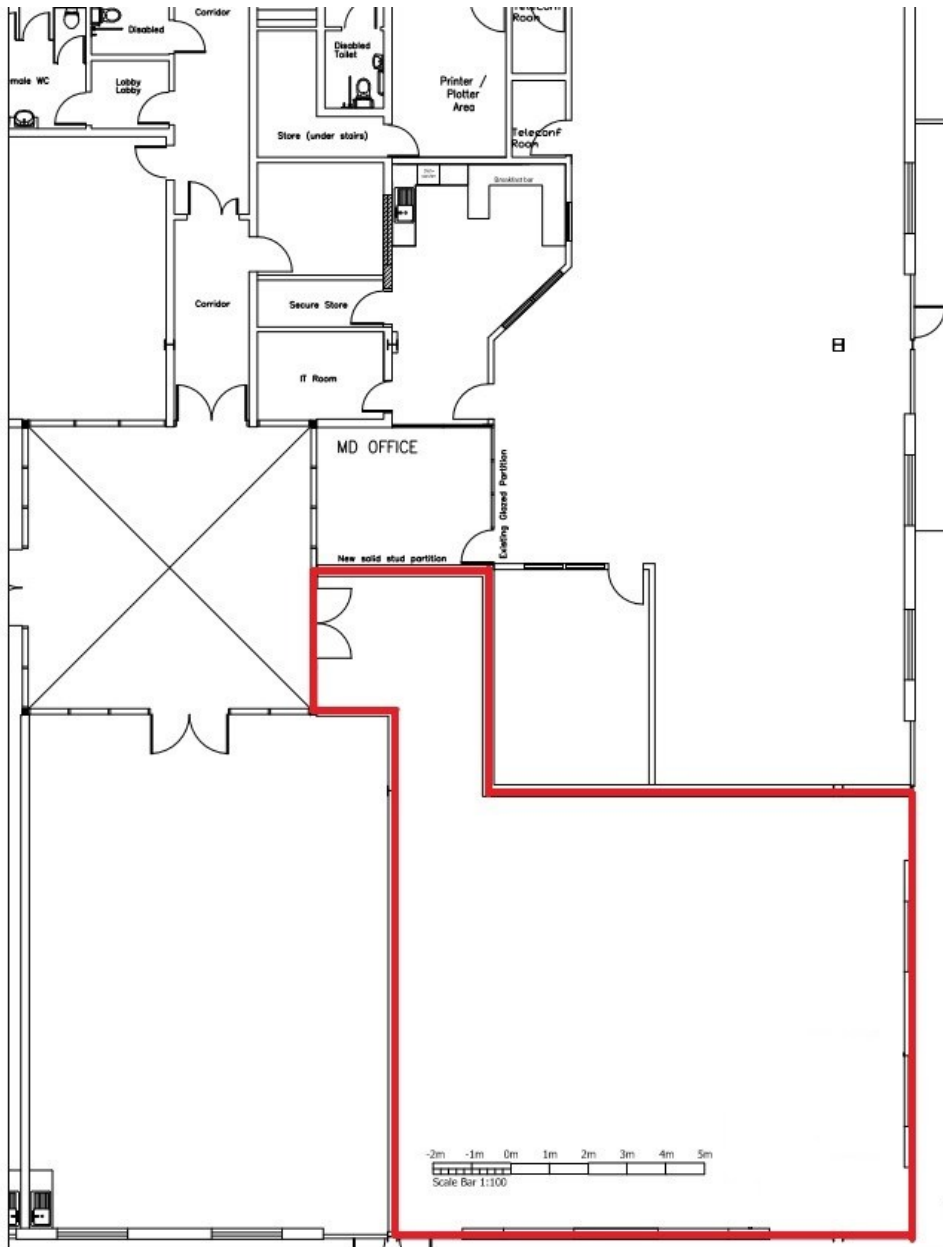
Ten allocated car parking spaces are provided on site with further visitor parking spaces on site.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Total: 1,645 sq ft [152.8 sq m] approx.





TERMS

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £30,000 per annum plus VAT.

SERVICE CHARGE

A service charge is levied to cover the costs of repair, maintenance, CCTV and lighting of external communal areas, external window cleaning, air conditioning maintenance, refuse collection and external building maintenance together with a sinking fund.

The approx. cost for the current year is £5,700 plus VAT.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £25,000. Therefore estimated rates payable of approximately £10,800 for the current year.

Interested parties are advised to make their own enquiries

BUILDINGS INSURANCE

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant.

The approx. cost for the current year is £542.43 plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (76) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

The property is elected to VAT. Prospective tenants should therefore be aware that VAT will be payable at the prevailing rate on the rent and service charge.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

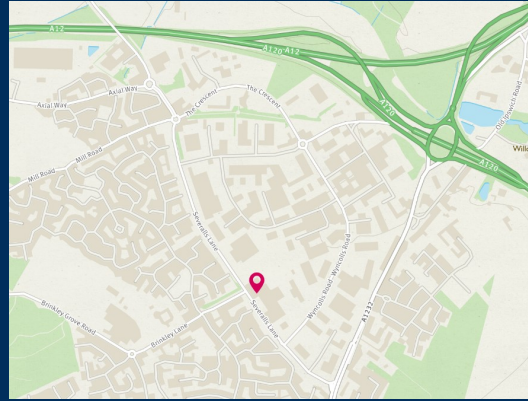
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

**Fenn Wright
882 The Crescent
Colchester Business Park
Colchester
Essex CO4 9YQ**

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OS licence no: TT000311015

Particulars created 17 March 2026

