

AVAILABLE TO LET - Viewing Highly Recommended

Impressive Second Floor Office Suite With 42 Desks and On Site Car Parking

**Suite M (A), The Octagon, Middleborough,
Colchester, Essex, CO1 1TG**

RENT

£160,417 per annum

Rent includes: service charge, furniture, internet etc.

AVAILABLE AREA

4,158 sq ft
[386.29 sq m]

IN BRIEF

- » Flexible Sub Lease or New Lease Available
- » Second Floor High-Quality Grade A Office Space
- » 42 Desks (as per the current configuration)
- » Open Plan Area with Meeting Rooms and Kitchenette
- » 22 Parking Spaces in Adjoining Multi-Storey Car Park
- » Close to Colchester City Centre & Mainline Station

LOCATION

The Octagon is Colchester's landmark office building, offering approx. 100,000 sq ft of high-quality office space across four floors. Located just a short walk from the city centre and Colchester's mainline railway station, with direct services to London Liverpool Street (approx. 55 mins).

The building provides over 500 parking spaces, including EV charging points, and features three 10-person passenger lifts. On-site amenities include a café which provides hot and cold beverages for tenants, shower facilities, and bike storage, along with two landscaped courtyards. Additional features include 24-hour access, a manned reception, and security systems.

DESCRIPTION

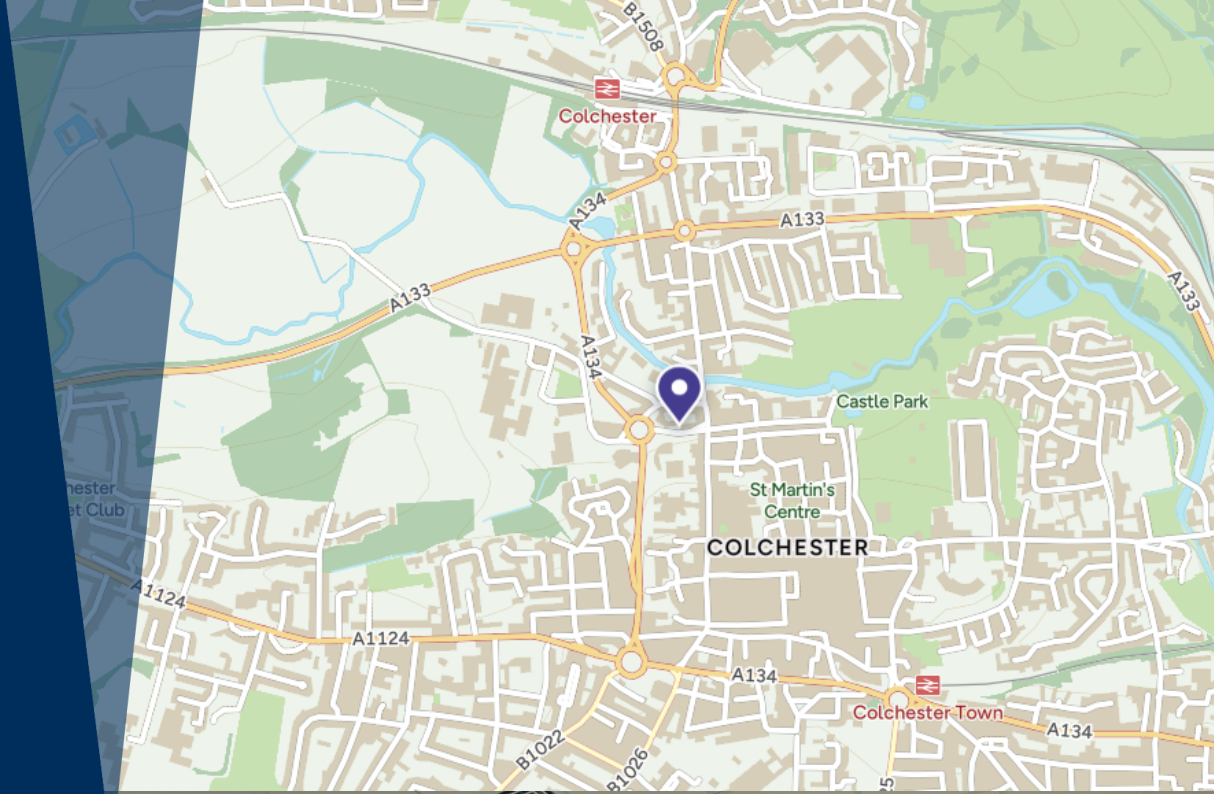
Suite M (A) is located on the second floor with lift access via the main Octagon entrance. The suite benefits from VAV air conditioning, suspended ceilings with recessed lighting, raised access and carpeted floors. The impressive fit out includes two meeting rooms, two individual pods, two separate offices, a kitchenette and a large open plan area. There are 42 desks provided in the current configuration. Shared WC facilities are available on the same floor.

There are 22 allocated parking spaces located within the adjoining multi-storey car park.

ACCOMMODATION

[Approximate Net Internal Floor Area]

- » Total: 4,158 sq ft [386.29 sq m] approx.





TERMS

The premises are available To Let by way of a sub lease (up to March 2029) or a new effective full repairing and insuring lease, with lease length, terms, to be agreed at a rent of £160,417 pax plus VAT.

The rent includes; principle rent, service charge, furniture, buildings insurance, broadband, and fair wear & tear.

Note: A new letting is subject to the simultaneous surrender of the existing lease.

SERVICE CHARGE

A service charge is levied to cover the costs of heating, air conditioning, security, reception, and cleaning / maintenance and repairs to the common parts and exterior of the building. The cost of which is included within the advertised rent.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £61,500. Therefore estimated rates payable of approximately £29,500 for the current year. Interested parties are advised to make their own enquiries.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. The cost of which is included within the advertised rent.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (93) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

VAT

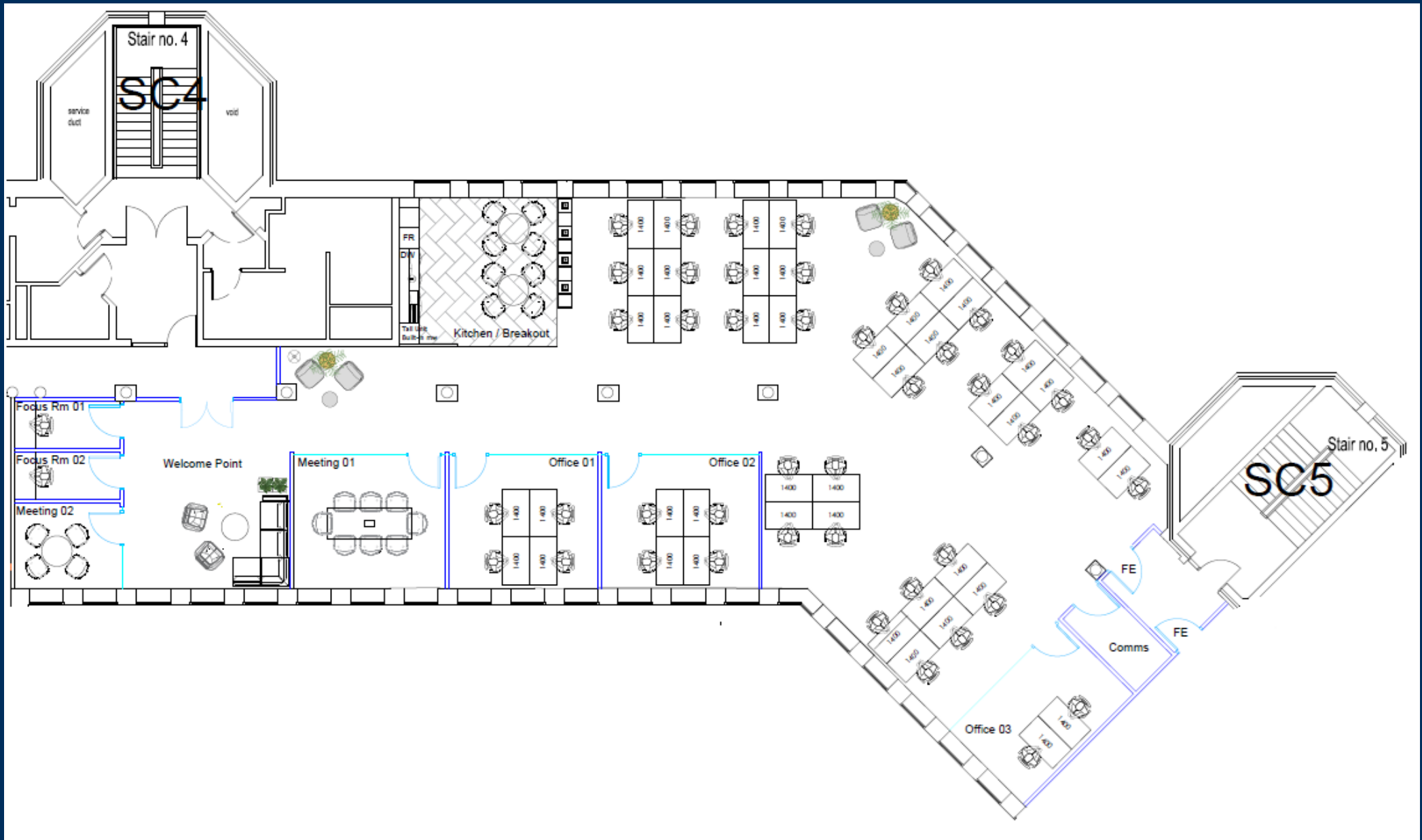
VAT will be applicable on the rent and service. All rents and prices are exclusive of VAT under the Finance act 1989.

LEGAL COSTS

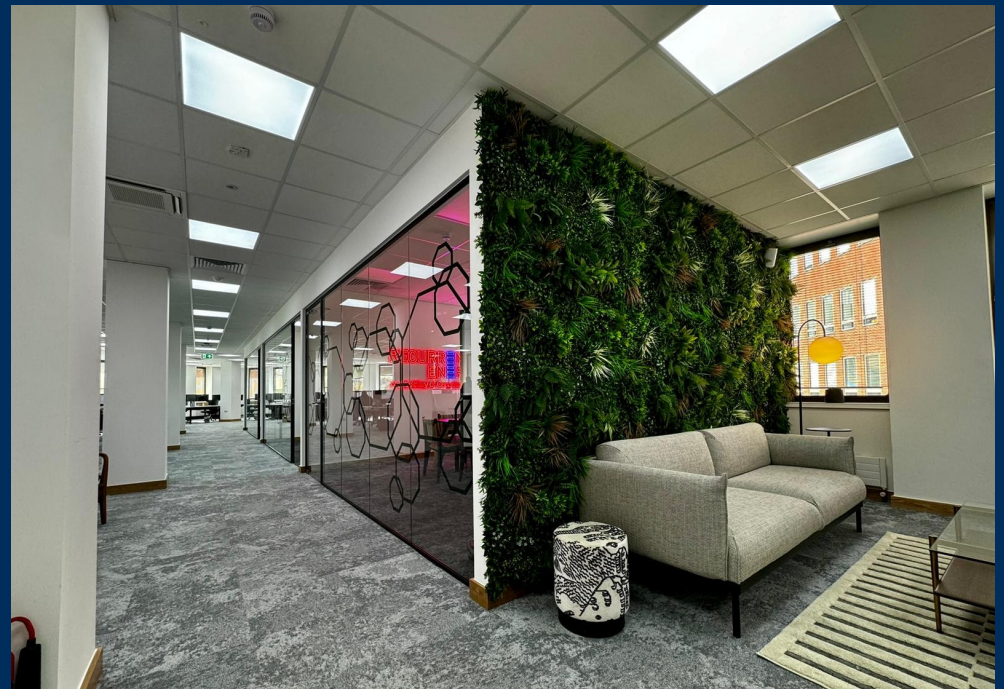
Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

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



Note: This plan is provided for indicative purposes and is not to scale and not to be relied upon.



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

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Particulars created 11 February 2026

Fenn Wright

