



THE WILLOWS Apex 12  
OFFICE SUITES  
from 1,494 sq.ft to 3,148 sq.ft  
**TO LET**  
FennWright.  
01206 85 45 45  
fennwright.co.uk

**AVAILABLE TO LET**

**New Build Office Suites Within An Exclusive Development**

**\*LETTING INCENTIVES / FIT OUT CONTRIBUTIONS AVAILABLE\***

**The Willows, Apex 12, Old Ipswich Road,  
Colchester, Essex, CO7 7QR**

**RENT**

**From £35,750**

**per annum**

**AVAILABLE AREA**

**From 1,494 to 3,148 sq ft**

**[138.8 to 292.5 sq m]**

## IN BRIEF

- » Generous Letting Incentives / Fit Out Contributions Available\*
- » Suitable For Offices/Financial Services/Medical & Health Services
- » EPC rating 'A (18-25)'
- » Flexible open plan accommodation
- » LED lighting & raised access floors
- » Air conditioning & heating
- » On site parking and EV charging
- » On site CCTV and entrance security bollards

## LOCATION

Apex 12 is a prestigious development of high quality architect designed offices set in an immaculately landscaped environment.

The development is prominently located to the North of Colchester, adjacent to The Crown Interchange (Junction 29) of the A12 / A120, and benefits from excellent road links to the national motorway network, Stansted Airport, and the east coast ports of Harwich and Felixstowe.

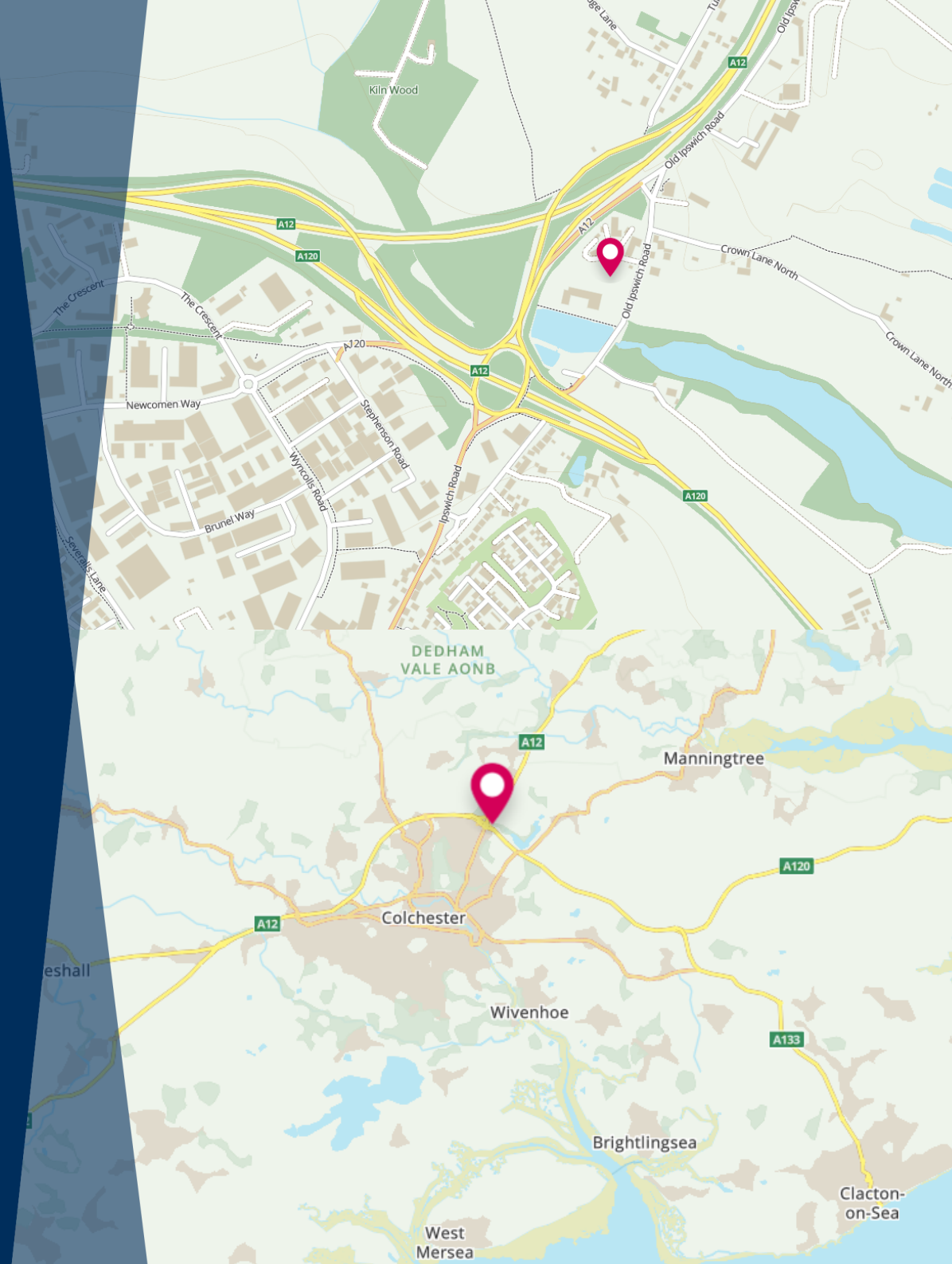
Colchester City Centre and mainline railway station (London Liverpool Street approx. 50 minutes) are only 3.5 miles distant.

## DESCRIPTION

The specification is to an extremely high standard to include; double glazed aluminum powder coated windows and doors, suspended ceilings with LED lighting, air conditioning / heating (a full fresh air handling system), full access raised floors with carpet tiles, tea points, male/female and accessible WC's and passenger lifts where required.

The building is fully DDA compliant with generous on-site car parking set in a landscaped environment. Electric charging points (22kW) are provided in marked brick paved bays.

The site is covered by CCTV security cameras and access controlled automatic security bollards at the entrance.





## ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Suite 1 (Ground Floor) 1,547 sq ft [143.7 sq m] 7 spaces **£37,000 pa**
- » Suite 5 (Ground Floor) 1,584 sq ft [147.2 sq m] 7 spaces **£38,000 pa**
- » Suite 7 (Ground Floor) 1,547 sq ft [143.7 sq m] 7 spaces **£37,000 pa**
- » Suite 2 (First Floor) 1,494 sq ft [138.8 sq m] 7 spaces **£35,750 pa**
- » Suite 3 (First Floor) 3,148 sq ft [292.5 sq m] 15 spaces **£75,000 pa**
- » Suite 6 (First Floor) 1,494 sq ft [138.8 sq m] 7 spaces **£35,750 pa**

### Notes:

Floor plans are available upon request.

All sizes are approximate net internal areas calculated from architects plans.

Each office benefits from one electric car charging point (22kW) - high speed included within their car parking allocation.

### TERMS

The offices are available to be let on new leases, lease length and terms to be agreed, subject to a minimum unbroken lease term of five years.

**\*Generous letting incentives / fit out contributions available. Subject to terms and covenant. Further information available upon request.**

### SERVICE CHARGE

A service charge will be applicable to cover costs of; drainage, water rates, refuse collection, annual air conditioning servicing, CCTV and entrance bollards, external grounds maintenance, lighting of the parking areas, external window cleaning, roof maintenance, AC and lift maintenance and a sinking fund.

From £3.88 per sq ft for the current year. Further details are available upon request.

### BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

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

**Fenn Wright**  
882 The Crescent  
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**E: colchestercommercial@fennwright.co.uk**

**fennwright.co.uk**  
**01206 854545**

**PLANNING**

The premises benefit from consent for use as Offices, Financial Services, and Medical/Health Services as per use classes E(g) (i, ii), E(c) and E(e) of the use classes order. Interested parties are advised to make their own enquiries direct with the local planning authority.

**BUSINESS RATES**

We are advised that the offices have been assessed with the following rateable values; Office 1 - £26,250, Office 2 - £29,250, Office 3 - £67,500, Office 5 - £32,250, Office 6 - £29,250, and Office 7 - £29,750. Interested parties are advised to make their own enquiries with the Colchester Council business rates department.

**ENERGY PERFORMANCE CERTIFICATE [EPC]**

We have been advised that the premises fall within class A (18-25) 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.

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
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- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

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Particulars created 11 APRIL 2025

