



**AVAILABLE TO LET**

Well Presented Ground Floor Office With On Site Parking

Ground Floor, 7 Kings Court, Newcomen Way,  
Colchester, Essex, CO4 9RA

**RENT**

**£17,500**  
per annum

**AVAILABLE AREA**

**993 sq ft**  
[92.3 sq m]

## IN BRIEF

- » Ground Floor Self Contained Office
- » Heating & Cooling Throughout
- » Tea Point & W/C Facility
- » Five On Site Parking Spaces
- » Easy A12 / A120 Access
- » Located On The Popular Severalls Industrial Park

## LOCATION

The premises are located on the popular Severalls Industrial Park which is strategically located to the North of Colchester directly adjacent to the A12/A120 interchange which provides excellent access to the UK's major 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 miles distant.

## DESCRIPTION

Very well presented ground floor office / business unit which is accessed via personnel door providing a lobby area and accessible W/C.

The office benefits from suspended ceiling with mixture of LED and fluorescent tube lighting and ceiling mounted cassettes which provide heating and cooling (not tested), aluminum double glazed windows providing good levels of natural light, gas fired central heating throughout (not tested), a tea point facility, and carpeting with integrated floor boxes for power / sockets.

There are five allocated car parking spaces plus shared visitor spaces on site.

## ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Total: 993 sq ft [92.25sq m] approx.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The landlord, agent and agent's employees make no warranty and no guarantee as to their quality or efficiency can be given. Made with iMeasure 2024.



### TERMS

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £17,500 per annum plus VAT.

### SERVICE CHARGE

A service charge will be applicable to cover costs of the maintenance of the estate communal areas, parking areas, landscaping and lighting.

Approximate cost for the current year is £650 plus VAT.

### BUILDINGS INSURANCE

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

For the current year the approximate cost is £347 (no VAT).

### BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £15,000.

We therefore estimate that the rates payable are likely to be in the region of £7,485 per annum.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this regard.

### ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (54) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available upon request.

### VAT

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

### LEGAL COSTS

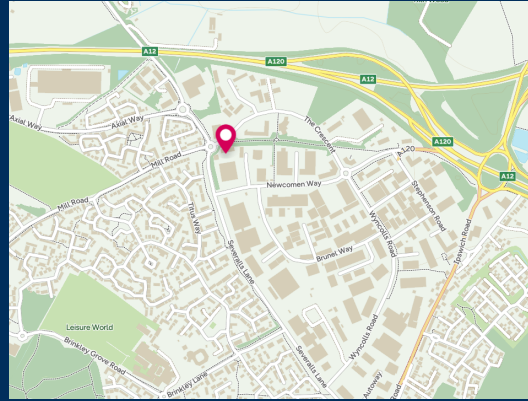
Each party will bear their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA JOINT SOLE LETTING AGENTS:

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Particulars created 31 January 2025

