



**AVAILABLE TO LET**

Self-Contained Offices / Studio Units with On Site Car Parking

The Colchester Business & Seedbed Centre,  
Wyncolls Road, Severalls Park, CO4 9HT

**LICENCE FEE**

**FROM £850 PCM**  
PLUS VAT

**AVAILABLE AREA FROM**

**380 sq ft**  
[35.3 sq m]

## IN BRIEF

- » Rolling, Monthly Licence Agreements
- » Flexible, Easy In-Easy Out Terms
- » Licence Inclusive Of High Speed Internet Service
- » Immediate Occupation & No Legal Costs
- » Excellent A12 / A120 Access

## LOCATION

The Colchester Business & Seedbed Centre is a development of 44 individual units located on the popular Severalls Park development directly adjacent to the A12/A120 Interchange providing easy access to the national motorway network.

The Centre is approximately 3 miles from Colchester Railway Station and has a regular Bus service circulating the Business Park. There is a café on site providing hot food and takeaways.

## DESCRIPTION

The office / studio units are clean, small professional environments with carpeted floors, electric wall mounted heaters, insulated suspended ceilings with recessed lighting and wall socket points for electricals and telecoms.

The units benefit from car parking, communal ladies, gents and disabled toilet facilities and a small shared kitchenette.

Please [click here](#) to see how your business could flourish at the Colchester Business and Seedbed Centre.

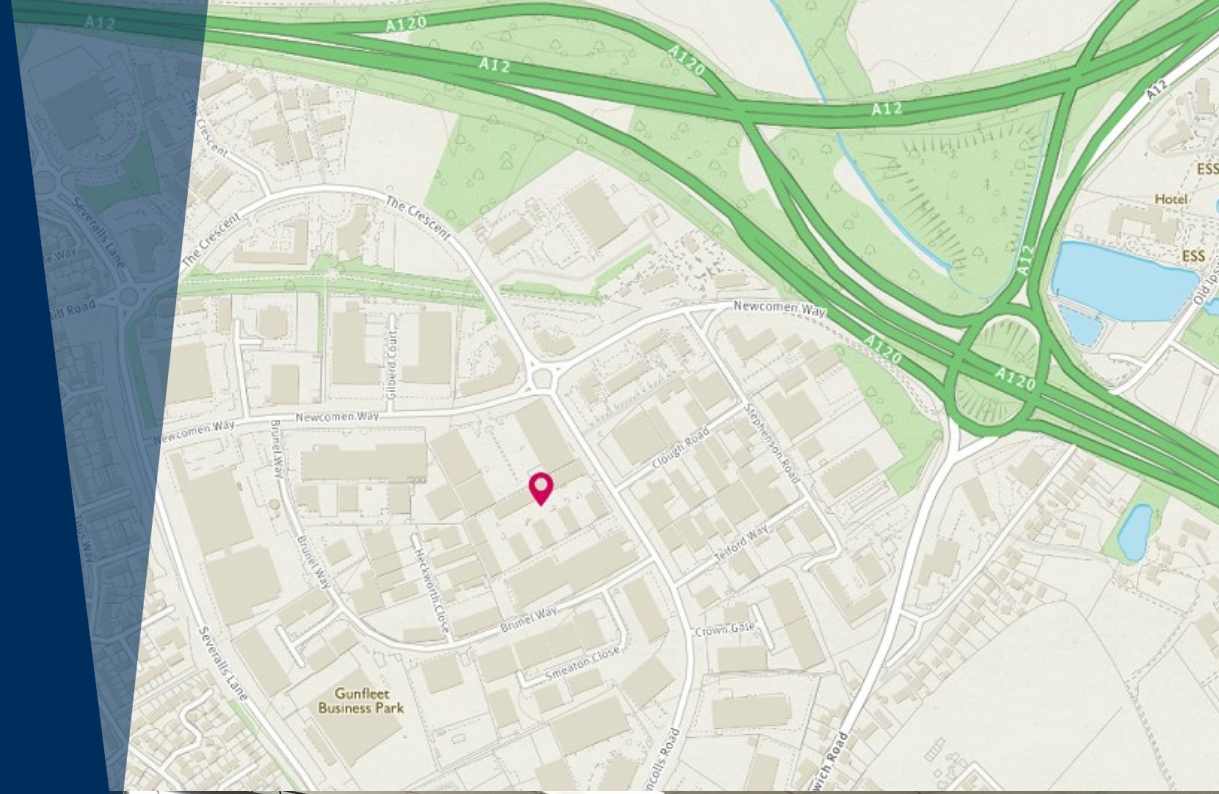
## ACCOMMODATION

[Approximate Net Internal Floor Areas]

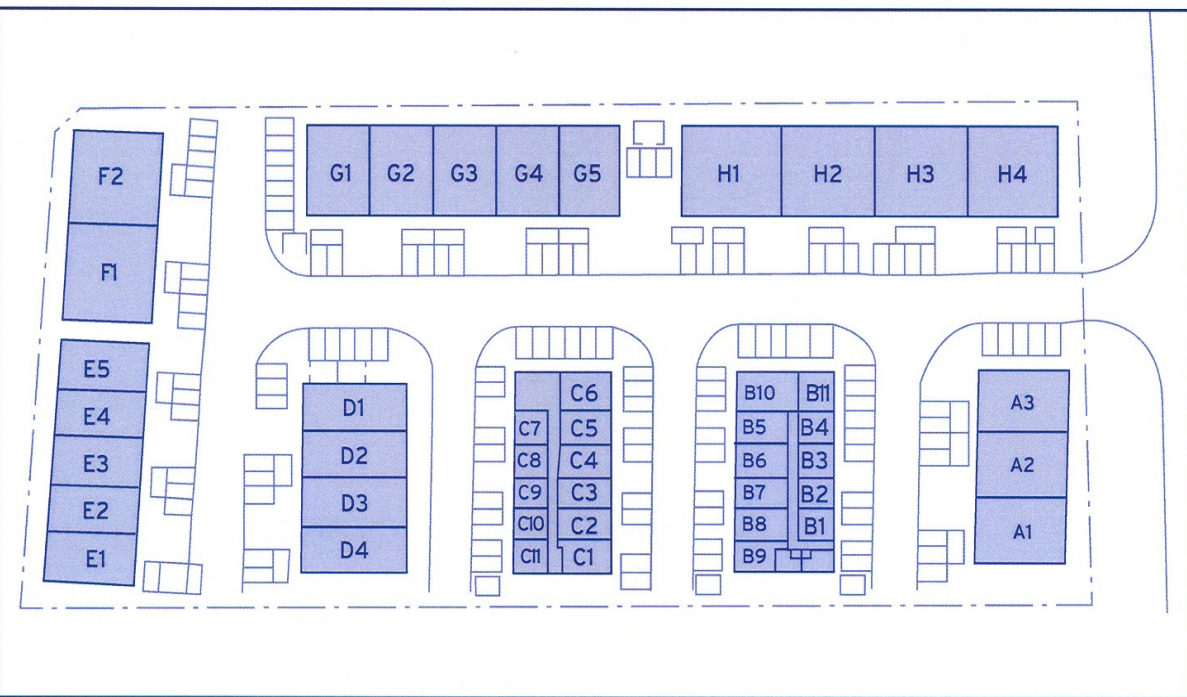
» B9\*: 380 sq ft [35.3 sq m] £850 PCM

NOTE: VAT is applicable on the monthly licence fee at the statutory rate

\* Unit B9 is available from mid-February 2026. Please note, images within these marketing particulars are not reflective of the available unit itself, and are stock photographs. An internal viewing is required for all interested parties.



Unit C7



Ground floor



Unit B7

### INCLUSIVE MONTHLY LICENCE AGREEMENT

The rolling monthly licence agreements are inclusive of: water rates, buildings insurance, refuse / recycling collection, external grounds maintenance, repairs, lighting and cleaning to the kitchenettes / toilets, CCTV cameras, site security patrols and on site management.

### TERMS

The units are available on 'Easy in, Easy out' monthly licence agreements. Licence fees are to be paid monthly in advance by Direct Debit. VAT is applicable at the statutory rate. Full Licence Terms & Conditions available upon request.

### DEPOSIT

A repairs deposit equivalent to two month's licence fee is to be paid prior to occupation of the unit. A unit can be reserved for up to 30 days with a non refundable deposit of £500.00.

### INCLUSIVE INTERNET CONNECTIVITY

As part of the monthly licence agreement, customers can enjoy an inclusive superfast fibre internet connection (up to 200gb of data per month).

In addition, the landlord can offer business-boosting, cloud-based VoIP telephony options, uniquely available on a rolling monthly licence. Available via a mobile app, desktop or handset, our flexible VoIP packages include 1000 minutes of free calls to UK landlines and mobiles, zero installation or connection fees, telephone answering service options and continuity - if you leave the premises, you can retain the number and service.

### UTILITIES

Electricity is supplied and metered by the Landlords and is charged on a monthly basis by Direct Debit.

*Note: Occupiers are not permitted to change the suppliers.*

### BUSINESS RATES

Licensees are responsible for their individual Business Rates. Small business rate relief may be available to eligible businesses. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction. Contact Colchester Borough Council Business Rates Team (tel: 01206 282300).

### ENERGY PERFORMANCE CERTIFICATE (EPC)

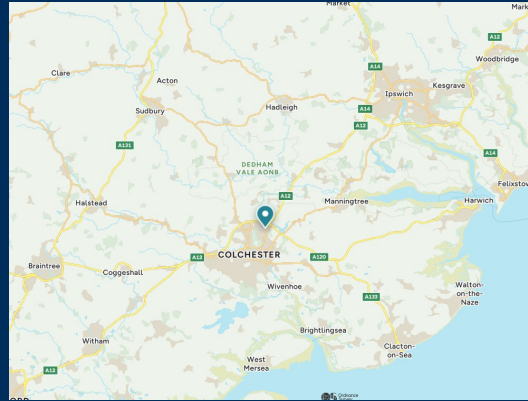
A copy of the EPC assessment is available upon request.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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

Contact:  
T: 01206 854545  
E: colchestercommercial@fennwright.co.uk

fennwright.co.uk  
01206 854545



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OS licence no: TT000311015

Particulars created 11 February 2026

