



AVAILABLE TO LET

High Quality Air Conditioned Office with Ten On Site Car Parking Spaces

**2 The Courtyards, Phoenix Square,
Wyncolls Road, Colchester, CO4 9PE**

RENT

£30,000
per annum

AVAILABLE AREA

1,662 sq ft
[154.4 sq m]

IN BRIEF

- » Predominantly Open-Plan Layout
- » Air Conditioning & LED Lighting
- » Kitchenette Facility
- » Ten On-Site Car Parking Spaces (1:166 sq ft)
- » Excellent Access to A12 / A120

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

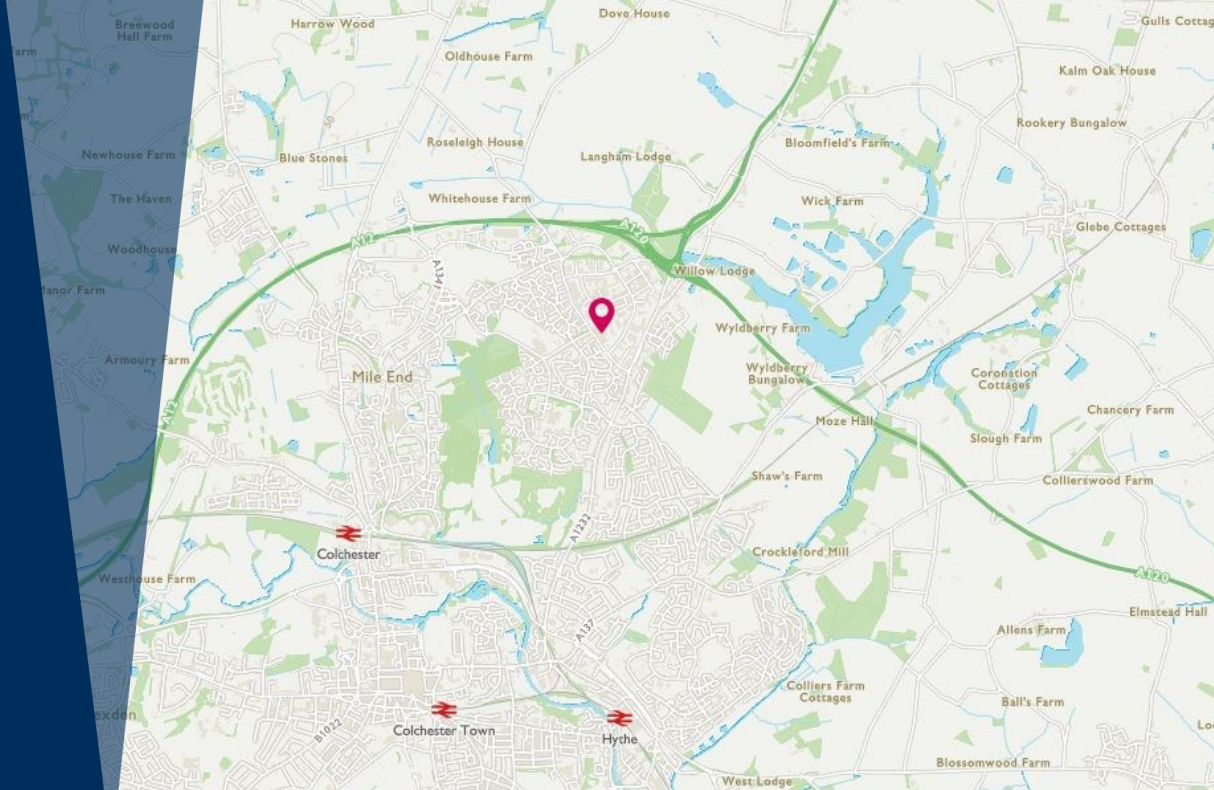
The suite is provided in a predominantly open plan format, with separate office areas, a meeting room, and benefits from full access raised computer flooring with carpet tiles, suspended ceilings with recessed LED lighting and air conditioning providing both heating and cooling (not tested), a kitchenette, and access to communal WC facilities.

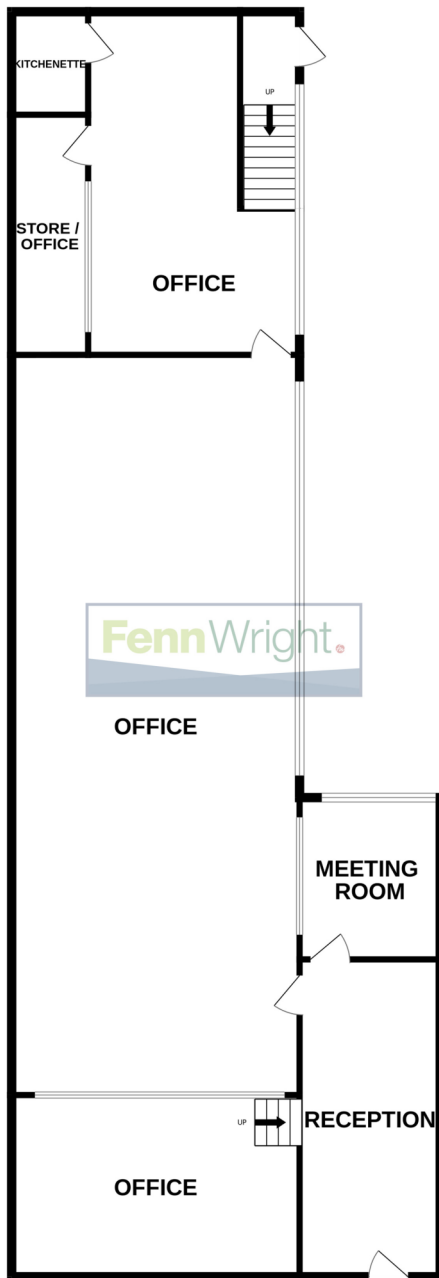
Ten allocated car parking spaces are provided with further visitor parking spaces on site.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Total: 1,662 sq ft [154.4 sq 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS

The office is available by way of a new lease, length and terms to be agreed, at a rent of £30,000 per annum exclusive of business rates and VAT.

SERVICE CHARGE

A service charge is levied to cover the costs of CCTV, lighting of the car parking areas, external window cleaning, lighting and cleaning of the internal common areas, AC maintenance (serviced twice yearly), annual testing of the fire detection system and emergency lighting, refuse collection, along with a sinking fund to cover external building maintenance / decoration and replacement of the AC system.

Estimated costs for the current year are £7,500 plus VAT.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £23,500 Therefore estimated rates payable of approximately £10,155 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.

For the current year the approximate cost is £548.34 plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class E (104) 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.

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

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OS licence no: TT000311015

Particulars created 20 March 2026

