



AVAILABLE TO LET

Well Presented Two Storey Office Building With On Site Car Parking

657 The Crescent, Colchester Business Park
Colchester, Essex, CO4 9YQ

RENT

£29,000
per annum

AVAILABLE AREA

1,492 sq ft
[138.6 sq m]

IN BRIEF

- » Two Storey Air Conditioned Office Building
- » Central Heating (not tested) & W/C Facilities
- » Predominantly Open Plan Layout
- » Seven On Site Car Parking Spaces
- » Set In a Landscaped Courtyard Environment

LOCATION

Colchester Business Park is located to the north of Colchester directly adjacent to the A12 / A120 interchange which provides excellent access to the UK's major motorway network. Colchester City Centre and main line railway station (London Liverpool St approx. 55 mins) is approximately 3 miles distant.

Located on the Business Park is Mimosa Restaurant, a Newsagents/Shop, Coffee Shop, Dentist and Hairdressers. Nearby is a Tesco Supermarket & petrol filling, Fitness4Less Gym and a children's day nursery.

DESCRIPTION

The office comprises a two-storey mid-terraced building with large double-glazed windows offering views over a spacious landscaped courtyard at the front and a tree-lined lane to the rear.

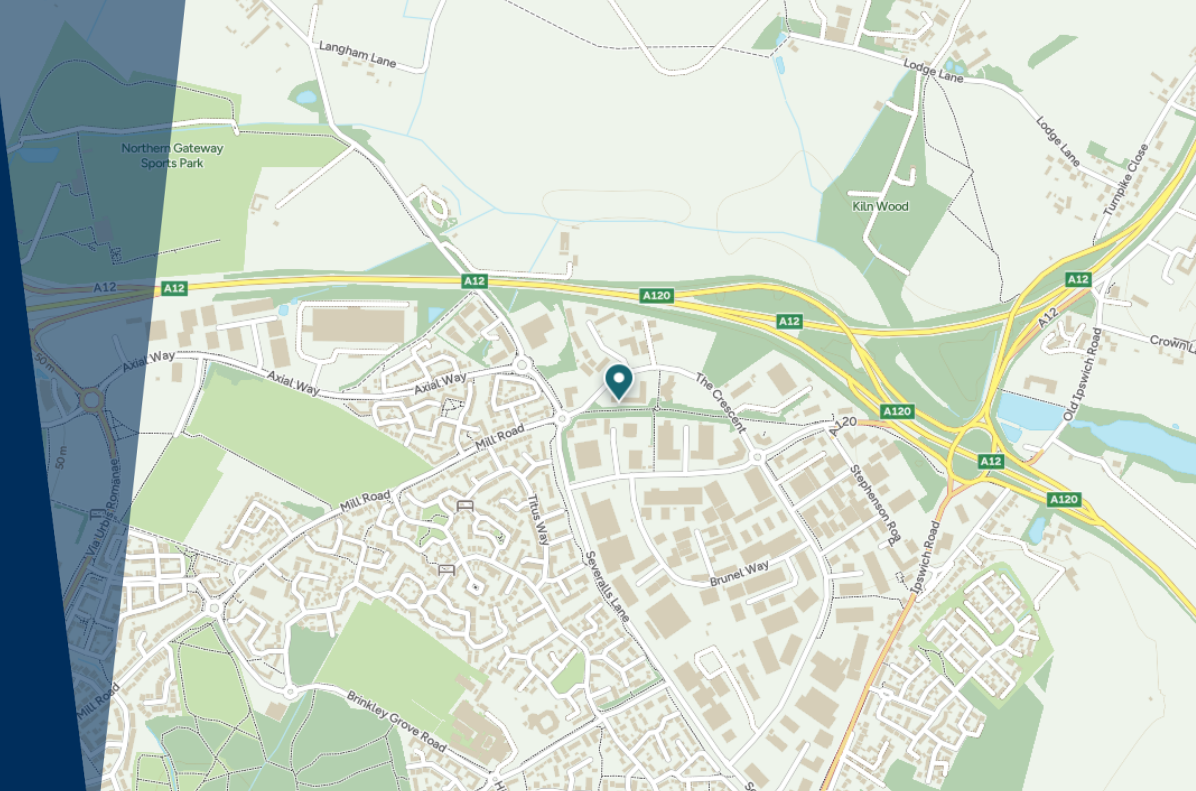
There is an entrance lobby, with accessible WC and stairs, with access to an open-plan ground floor office area. The first floor features an open-plan layout along with two separate offices / meeting rooms and WC. The property benefits from suspended ceilings with recessed lighting, air conditioning, gas-fired central heating (not tested), carpeting throughout, and a fire alarm system.

There are seven allocated on site car parking spaces.

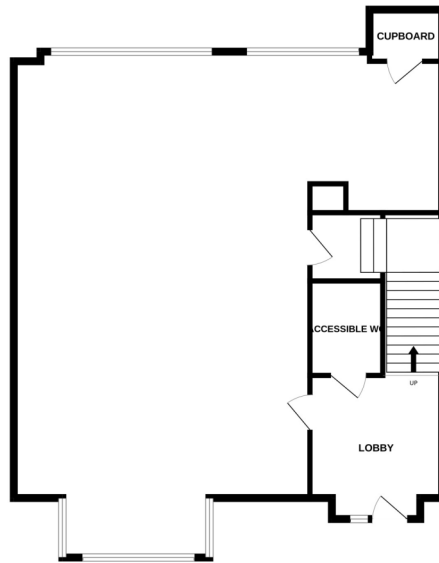
ACCOMMODATION

[Approximate Net Internal Floor Areas]

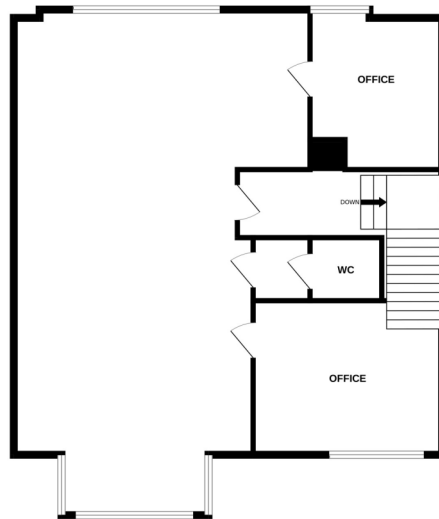
- » Total: 1,492 sq ft [138.6 sq m] approx.



GROUND FLOOR



1ST FLOOR



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 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 £29,000 per annum plus VAT.

SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas and external buildings maintenance.

Approximate cost for the current year is £4,476 plus VAT, payable on account.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £23,300. Therefore estimated rates payable of approximately £11,630 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 £185 plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (77) 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:**

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 28 July 2025

