



AVAILABLE TO LET

High quality modern office suites with excellent A12 access

Pappus House, Tollgate Business Park,
Colchester, Essex, CO3 8AQ

RENT FROM

£877.29
per month

AVAILABLE AREA FROM

277 sq ft
[25.73 sq m]

IN BRIEF

- » Self Contained Offices
- » Flexible Lease Terms
- » A/C & Meeting Rooms
- » Tea Point, WCs & Showers
- » On Site Car Parking

LOCATION

Tollgate Business Centre adjoins the Tollgate Retail Park & Tollgate Business Park which are all approx, 2 miles to the west of Colchester City Centre and directly adjacent to Junction 26 of the A12.

Easy access is available to the major motorway network, the east coast ports of Harwich and Felixstowe, Stansted Airport and Marks Tey Railway Station (London Liverpool Street approx. 50 mins).

DESCRIPTION

High quality offices set around a central atrium providing a passenger lift, fiber optic internet (leased line), skirting trunking, heating and comfort cooling, suspended ceilings, carpeted floors, and fully fitted communal tea point, WCs & showers.

There is a conference room on site, which is available to hire for an additional charge.

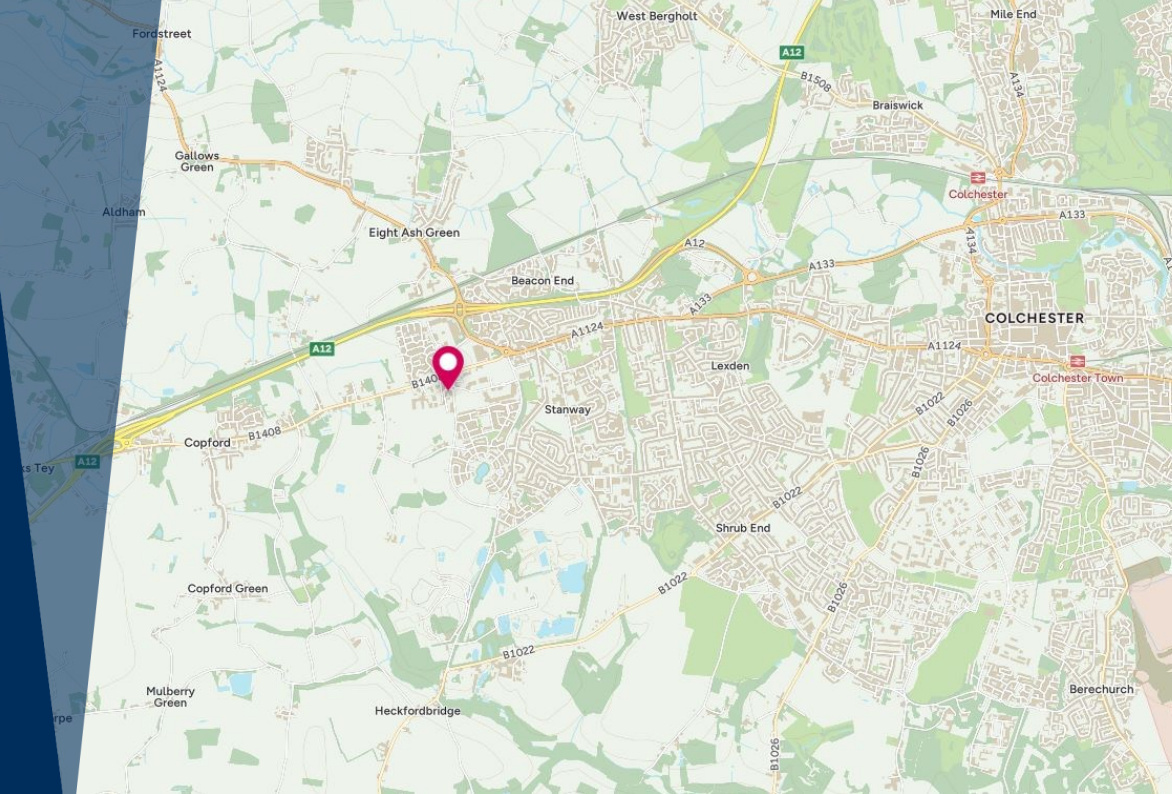
Car parking is provided on site on an unallocated, first-come-first-serve basis with an additional 105 space overflow car park located nearby.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Room 6 (Ground Floor): 278 sq ft [25.83 sq m] approx. £880.45 + VAT pcm
- » *Room 7 (Ground Floor): 277 sq ft [25.73 sq m] approx £877.29 + VAT pcm

* available early October 2026



GROUND FLOOR - SCALE 1:200:



TERMS

The suites are to be let on an all-inclusive lease (excluding business rates and contents insurance) at a rent as outlined on page 2. We are advised that VAT is applicable.

The lease term is for five years incorporating a rolling mutual break notice at any point after twelve months, via a minimum of three months prior written notice.

INCLUSIVE SERVICES

The lease is inclusive of the service charge which covers: buildings insurance (not contents), communal area cleaning, electricity, water, heating, cooling, lighting, internet & network maintenance, security patrol & barrier control, CCTV monitoring & maintenance, refuse & recycling collections, alarm monitoring & maintenance, fire equipment & mechanical systems servicing & maintenance, external window cleaning, road gritting & maintenance of the car park, and landscaping of the grounds. A full list can be provided upon request.

NOTE

To assist the occupiers of the building the landlord is keen to accommodate non-conflicting businesses. Please let us know the nature of your business so we can check your eligibility prior to viewing.

DEPOSIT

Three month's rent (plus VAT equivalent) is payable as deposit which is required in cleared funds before occupation can be provided.

BUSINESS RATES

We have been advised that Room 6 and Room 7 each have a rateable value of £6,700. For rateable values below £12,000, 100% small business rate relief may be available, subject to eligibility.

We recommend all parties make their own direct enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises fall within class A (16) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

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

Fenn Wright
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Note: images shown are stock photographs.

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OS licence no: TT000311015

Particulars created 17 July 2026

Fenn Wright

