

**AVAILABLE TO LET**

Ground Floor Office With Meeting Rooms And On Site Car Parking

**Suite B2, The Octagon, Middleborough,  
Colchester, Essex, CO1 1TG**

**RENT**

**£32,000**  
per annum

**AVAILABLE AREA**

**1,872 sq ft**  
[173.9 sq m]

## IN BRIEF

- » Ground Floor Office With Separate Entrance
- » Open Plan Area with Meeting Rooms and Kitchenette
- » Flexible Lease Options Available
- » Five Parking Spaces in Adjoining Multi-Storey Car Park
- » Close to Colchester City Centre & Mainline Station

## LOCATION

The Octagon is Colchester's landmark office building, offering approx. 100,000 sq ft of high-quality office space across four floors. Located just a short walk from the city centre and Colchester's mainline railway station, with direct services to London Liverpool Street (approx. 55 mins).

The building provides over 500 parking spaces, including EV charging points, and features three 10-person passenger lifts. On-site amenities include a café which provides hot and cold beverages for tenants, shower facilities, and bike storage, along with two landscaped courtyards.

## DESCRIPTION

Suite B2 is situated on the ground floor of The Octagon and benefits from its own private / direct entrance, providing access into the office reception area. The accommodation is predominantly open plan and includes two meeting rooms a storage area, a kitchenette, and shared WC facilities.

The suite is fitted with air conditioning, suspended ceilings with recessed lighting, raised access flooring, carpeted floors throughout and built-in storage cabinets.

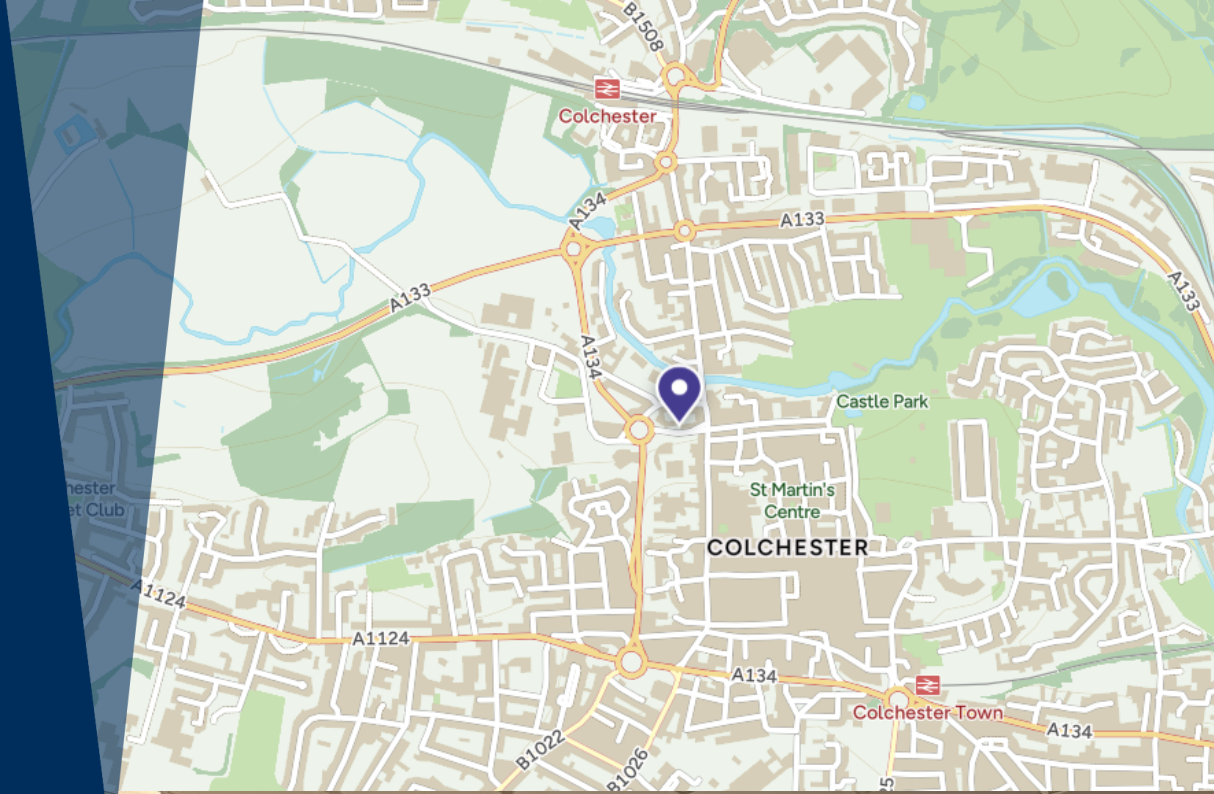
There are five allocated parking spaces located within the adjoining multi-storey car park.

Note: The premises will be decorated and new LED lighting will be installed prior to lease commencement.

## ACCOMMODATION

[Approximate Net Internal Floor Area]

- » Total: **1,872 sq ft [173.9 sq m] approx.**





## **TERMS**

The premises are available To Let a new effective full repairing and insuring lease, with lease length, terms, to be agreed at a rent of £32,000 per annum plus VAT.

## **SERVICE CHARGE**

A service charge is levied to cover the costs of heating, air conditioning, security, reception, and cleaning / maintenance and repairs to the common parts and exterior of the building.

The approximate cost for the current year is £12.30 per sq ft plus VAT.

## **BUSINESS RATES**

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £28,750. Therefore estimated rates payable approximately £12,420 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. The cost of which is to be confirmed.

## **ENERGY PERFORMANCE CERTIFICATE [EPC]**

We have been advised that the premises fall within class D (93) 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.



Note: This plan is provided for indicative purposes and is not to scale and not to be relied upon.

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

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Particulars created 22 January 2026

