

**UNIT 3, BLOCK B,
PARKSIDE OFFICE VILLAGE,
NESFIELD ROAD,
COLCHESTER CO4 3ZL.**

**High Quality Office Building adjoining the University of Essex,
with Secure Car Parking**



- **Located on Knowledge Gateway, on the University of Essex campus.**
 - **High quality air conditioned offices with secure car parking.**
 - **Located just off A133, to the eastern outskirts of Colchester.**
 - **Net Office Area 1,212 sq. ft. (112.6 sq. m).**
- **Available on sub-lease until May 2022, or longer by negotiation.**
 - **Rent £20,912.50 per year.**

TO LET

Morley Riches & Ablewhite LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i. The particulars are set out as a general overall description of the property for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. ii. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii. The vendor or lessor does not make or give, and neither Morley Riches & Ablewhite LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv. All statements contained in these particulars as to this property are made without responsibility on the part of Morley Riches & Ablewhite LLP or the vendor/lessor. v. All quoting terms may be subject to VAT at the prevailing rate from time to time. vi. Morley Riches & Ablewhite LLP have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency. vii. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Morley Riches & Ablewhite LLP, Kings Court, Newcomen Way, Colchester, CO49RA.

Telephone: 01206 505707 - Fax: 01206 505708

Location

The property is located on the Parkside Office Village, which forms part of the Knowledge Gateway at The University of Essex at Wivenhoe Park. This lies approximately 3 miles to the east of Colchester town centre. There is direct access to the property from the A133 Colchester to Clacton road, and road links are good with the A12 providing access to London (Stansted Airport) via the A120, to the south London and the M25 and, to the north, the A14 at Ipswich. The town also lies on the London (Liverpool Street) to Norwich main railway line.

Accommodation

The building is a high quality, energy efficient building, offering open plan offices on two floors. The accommodation benefits from air conditioning, carpeting, and dado trunking to all office areas. There is a small kitchenette to the rear of the ground floor, with an understairs server cupboard, and toilet facilities on each floor. There is an intercom system connected to the front door and also the the car park barrier, located at the entrance to the car park off Nesfield Road. There are also intruder and fire alarms. The landlords have provided some office furniture and also provide broadband to the development.

Built width 19/10.

Built depth 36/1.

Ground Floor Offices - mainly open plan but with a glazed partition to form a meeting room/office to the rear, kitchenette and disabled WC 616 sq. ft.

Frist Floor Offices - again mainly open plan but with glazed partition to provide a small office to the front and a larger office to the rear, and WC. 596 sq. ft.

TOTAL NET OFFICE AREA 1,212 SQ. FT. (112.6 SQ. M)

Externally, there is a car park with three allocated spaces immediately in front of the property and a further space to a side car park. The property is set in a terrace of five similar units, part of a small self-contained development set in landscaped grounds.

Energy Performance Certificate

The property has an EPC rating of B - 27, further details on request.

Terms

The property is held on a 10 year lease from 18th May 2017, under full repairing and insuring terms. The current rent is £20,912.50 per annum, exclusive of VAT, rates and all outgoing, subject to an upward-only rent review due in May 2022. There is a service charge to cover the costs of maintaining the landscaping and common areas and the provision of broadband. The existing tenant is looking to sub-let the property up to May 2022 when they have a break option in their lease, the sub-lease to exclude Sections 24 to 28 of The Landlord & Tenant Act 1954. Alternatively, consideration will be given to assigning their lease.

Business Rates

The property appears in the 2017 Rating List as Offices and Premises with a rateable value of £17,000.

Viewing

For any further information or to make an appointment to view this property, please contact Jon Ablewhite of Morley Riches & Ablewhite, on (01206) 505707 or jon@mrallp.co.uk

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