

**4, KINGS COURT,
NEWCOMEN WAY,
SEVERALLS PARK,
COLCHESTER CO4 9RA.**

**MODERN SELF-CONTAINED OFFICE
WITH CAR PARKING**

TO LET



- **Located on a small, established development of office units, lying on the Severalls Business Park.**
- **Net Office Area 917 sq. ft. (85.2 sq. m).**
 - **Parking for 4 cars.**
 - **Air conditioning.**
 - **Rent £17,500 plus VAT.**

TO BE LET

**Jon Ablewhite MRICS, 4 & 5, The Cedars,
Apex 12, Old Ipswich Road, Colchester, CO7 7QR.
Tel: (01206) 505707.**

www.jonablewhite.co.uk

LOCATION

The premises are located on the established Severalls Business Park, off Newcomen Way, one of the principal roads on the development, adjacent to Colchester Business Park. The Park lies just off the A12/A120 junction, some three miles north of Colchester town centre.

DESCRIPTION

The property comprises a single-storey end terrace office, of traditional brick and blockwork walls under a pitched slate effect roof. There are colour coated aluminium double glazed windows and doors, and full height glazing to the front elevation, therefore the offices benefit from excellent natural light. The offices have carpeting, skirting trunking and air conditioning supplemented by wall-mounted electric heater panels.

There is a small kitchenette, and a lobby with two toilets off (one disabled). Above the toilet area is a small loft, accessed by a hatch with fitted ladder, providing archive file storage. In front of the property are four exclusive car parking spaces and a refuse compound.

N. B. Consideration will be given to leaving some of the existing office furniture in situ, by negotiation.

ACCOMMODATION

The property is open plan, with a small meeting room formed by fully glazed partitions.

TOTAL NET OFFICE AREA 917 SQ. FT. (85.2 SQ. M.)

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of C – 58 - a copy of the certificate and Recommendation Report is available on request.

RATEABLE VALUE

The property currently appears in the 2023 Rating List as Offices and Premises with a rateable value of £13,000.

PERSONAL INTEREST

Please note that, in accordance with the requirements of The Estate Agents Act 1979, the agents hereby declare a personal interest in this property.

TENURE

The property is offered on a new full repairing and insuring sub-lease for a term to expire on 25th February 2026. The sub-lease will exclude Sections 24 to 28 of The Landlord & Tenant Act 1954, and the commencing rent is to be £17,500 per annum exclusive of VAT, rates and all outgoings. There is a service charge to cover the maintenance of the Kings Court development, Unit 4 currently contributes just over £300 a year.

FURTHER INFORMATION

To obtain further information or to arrange a viewing of this property, please contact the sole agent, Jon Ablewhite on 01206 505707 or jon@mrallp.co.uk.

October 2022.

All prices and rental quoted are exclusive of VAT (if applicable)

Property Misdescriptions Act Please note that following recent legislation we would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating electrical or plumbing systems and equipment are fully operational
Misrepresentation Act 1967 The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) The particulars do not constitute nor constitute any part of an offer or a contract (2) All statements contained in these particulars as to this property are made without responsibility on the part of the agents or vendors or lessors (3) All descriptions dimensions and other particulars are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property