

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

**MODERN SELF-CONTAINED
GROUND FLOOR OFFICE SUITE**

TO LET



- **Located on a small, established development of office units, lying on the Severalls Business Park.**
 - **Net Office Area 993 sq. ft. (92.25 sq. m).**
 - **Parking for 4 cars.**
 - **Air conditioning.**
 - **Rent £22,000 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 the ground floor suite of a two-storey end terrace office building, of traditional brick and blockwork walls under a pitched slate effect roof. There are colour coated aluminium double glazed windows and doors.

ACCOMMODATION

The suite is open plan, and has carpeting and air conditioning supplemented by a gas-fired central heating system with wall-mounted radiators. There is a small kitchenette, and a lobby with a (disabled) toilet off.

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

In front of the property is a large car park with four car parking spaces being allocated to this suite.

ENERGY PERFORMANCE CERTIFICATE

The property has a rating of C – 54, valid until September 2029 - 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 £15,000.

TENURE

The property is offered on a new full repairing and insuring lease (by way of a service charge) for a term to expire no later than 31st October 2029. The lease will exclude Sections 24 to 28 of The Landlord & Tenant Act 1954, and the commencing rent is to be £22,000 per annum exclusive of VAT, rates and all outgoings. The tenant will contribute towards the costs of utilities, and there is a service charge to cover the maintenance of the external areas of the Kings Court development.

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 .

November 2023.

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