

Butt Road

Colchester, Essex, CO3

£220 pcm



Details in brief

Available Date:	13/12/2024
Deposit:	£264
Bedrooms:	
Bathrooms:	
Length of Tenancy:	N/A
Furnishing:	
Type of building:	Serviced Office

Upad.co.uk

Telephone:	02037506355
Email:	info@upad.co.uk

Full features

- Refurbished Suites
- Reception Area
- On Site Car Parking
- Open Plan Layouts
- Two Passenger Lifts
- Town Centre Location
- Meeting Room

Full description

LOCATION

The premises are prominently located on Butt Road, Colchester, and benefit from the usual town centre amenities; public car parks, bus stops, restaurants, shops, pubs, banks etc., are within easy walking distance. Colchester mainline railway station (Liverpool Street approx. 55 minutes).

DESCRIPTION

An eight-story office building which benefits from a staffed reception with lifts

PLEASE NOTE: In accordance with the Property Misdescriptions Act (1991) we have prepared this information as a general guide to the property. It is not intended to form part of any offer or contract. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.

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(except to the seventh floor) and stair access to a mix of open-plan refurbished office suites. W/C facilities are provided on each floor. Externally there is a large on-site car park with allocated parking bays.

TERMS

The office suites are available to let on a new flexible licence to occupy, length and terms to be agreed, at the rents outlined in the table below. The figures quoted are exclusive of business rates and VAT.

SERVICE CHARGE

A service charge is applicable to cover maintenance of the internal and external communal areas, communal lighting, heating, water and electricity rates, security, and buildings insurance. The service charge is currently running at approximately £7.14 per sq ft for FY 2025. The figures quoted below are inclusive of the service charge.

BUSINESS RATES

The suites are yet to be individually assessed, however, based on existing assessments please see below approximate figures for guidance purposes only. These figures are not to be relied upon. Interested parties are advised to enquire with the local rating authority to confirm their liabilities in this direction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises falls within class. C (69) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

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VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. We understand VAT is applicable on rent. Interested parties are advised to consult their

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professional advisors as to their liabilities, if any, in this direction.

ACCOMMODATION

(approximate net internal figures)

Serviced Offices

Suite	Size (Desks)	Rent (all inclusive, per month)
202	6	£750 plus VAT
207a	3	£375 plus VAT
207b	3	£375 plus VAT
209b	9	£1125 plus VAT
210b	5	£625 plus VAT
412	4	£500 plus VAT
501	2	£250 plus VAT
510	3	£375 plus VAT

Traditional Office Availability :

Suite	Tenant	Area (Sq.ft)	Rent (Per month)
Seventh Floor Main	Vacant	800	£1335 plus VAT

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