



AVAILABLE TO LET

Well Presented Two Storey Offices With On Site Car Parking

651 The Crescent, Colchester Business
Park
Colchester, Essex, CO4 9YQ

RENT

£30,000
per annum

AVAILABLE AREA

1,555 sq ft
[144.5 sq m]

IN BRIEF

- » Available Soon - Pending Light Refurbishment
- » Self Contained, Two Storey Offices
- » Heating / Cooling & LED Lighting
- » Seven Allocated Car Parking Spaces
- » Established Business Park Location

LOCATION

Colchester Business Park is located to the north of Colchester directly adjacent to the A12 / A120 interchange which provides excellent access to the UK's major motorway network. Colchester City Centre and main line railway station (London Liverpool St approx. 55 mins) is approximately 3 miles distant.

Located on the Business Park is Mimosa Restaurant, a Newsagents/Shop, Coffee Shop, Dentist and Hairdressers. Nearby is a Tesco Supermarket & petrol filling, Fitness4Less Gym and a children's day nursery.

DESCRIPTION

The office accommodation is self-contained and over two floors. There is an entrance lobby with ground floor accessible WC and access to a large open plan office area with a tea point.

On the first floor the layout is open plan with a single glazed office and a single WC.

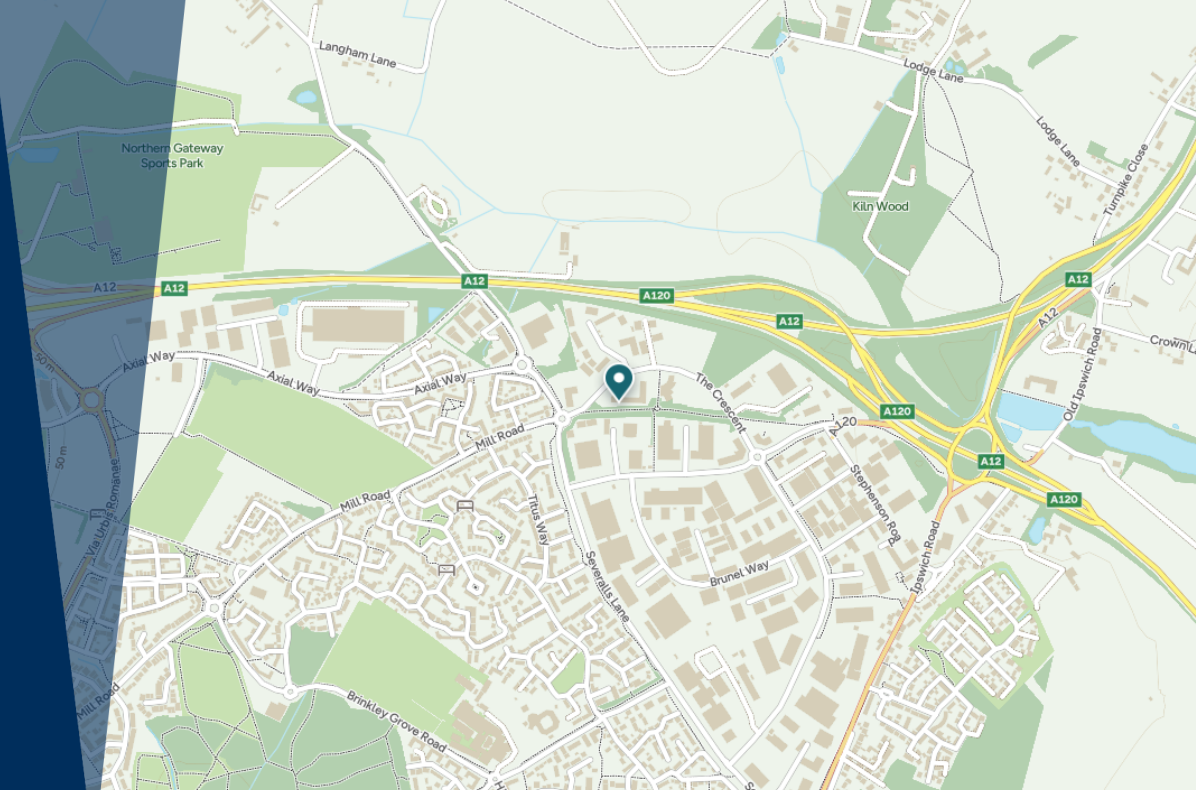
The specification includes suspended ceilings with recessed LED lighting, perimeter trunking and new wall mounted heated/cooling cassettes

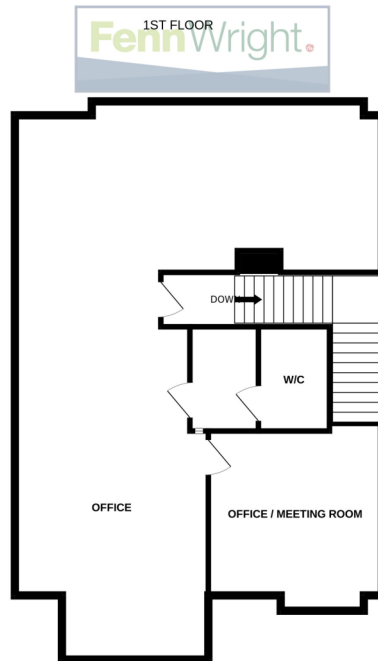
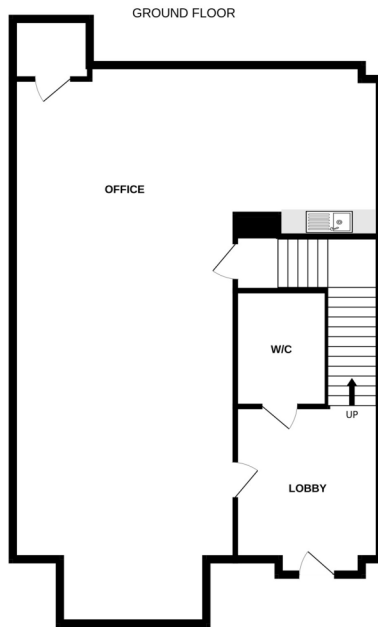
There are seven allocated car parking spaces provided on site.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Total: 1,555 sq ft [144.5 sq m] approx.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £30,000 per annum plus VAT.

SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas and external buildings maintenance.

Approximate cost for the current year is £4,665 plus VAT, payable on account.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £22,750. Therefore estimated rates payable of approximately £9,623 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. For the current year the approximate cost is £TBC plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (56) 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.

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

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OS licence no: TT000311015

Particulars created 04 June 2025

