



AVAILABLE TO LET

High Quality Office Building With Excellent A12 Access

**5 Tollgate Business Park, Tollgate
West, Colchester, Essex, CO3 8AB**

RENT

£40,800
per annum

AVAILABLE AREA

1,794 sq ft
[166.7 sq m]

IN BRIEF

- » Self Contained Prestigious Office Building
- » Prominent Position With Easy A12 Access
- » New Lease Available, Terms To Be Agreed
- » Currently Undergoing Refurbishment

LOCATION

Tollgate Business Park adjoins Tollgate Retail Park and is located approximately two miles west of Colchester city centre, directly adjacent to Junction 26 of the A12. The area offers excellent road connections, with easy access to Stansted Airport, the East Coast ports and Marks Tey railway station (London Liverpool Street approx. 50 minutes).

Tollgate is a well-established commercial location with supermarkets, cafés, gyms, major retailers and everyday amenities all within walking distance.

DESCRIPTION/ SPECIFICATION

- » Double-Height Feature Ceiling
- » Heating & Comfort Cooling
- » Raised Access Floor
- » Accessible W/C facilities & Tea Point
- » Glass Partitioned Meeting Room
- » Eight Allocated Car Parking Spaces

Unit 5 forms part of the modern Tollgate Business Park development, constructed in 2013. The office features large double-glazed windows, heating and comfort cooling, thermo-electric opening roof lights, suspended ceilings, raised access flooring with carpet tiles, fully fitted accessible W/C facilities, a tea point and a glazed meeting room.

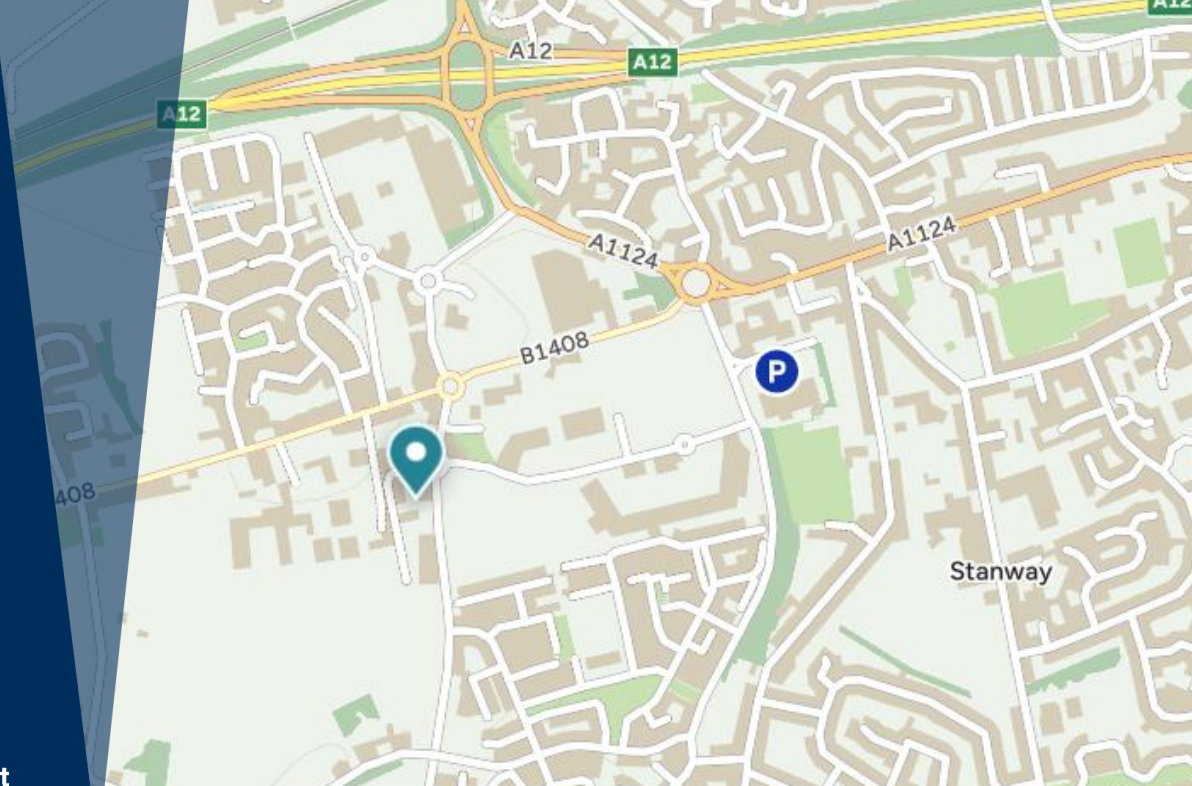
Eight allocated parking spaces are provided, with shared visitor bays on site and additional unallocated parking available in a nearby overflow car park. A mezzanine floor could be installed to create further office accommodation.

ACCOMMODATION

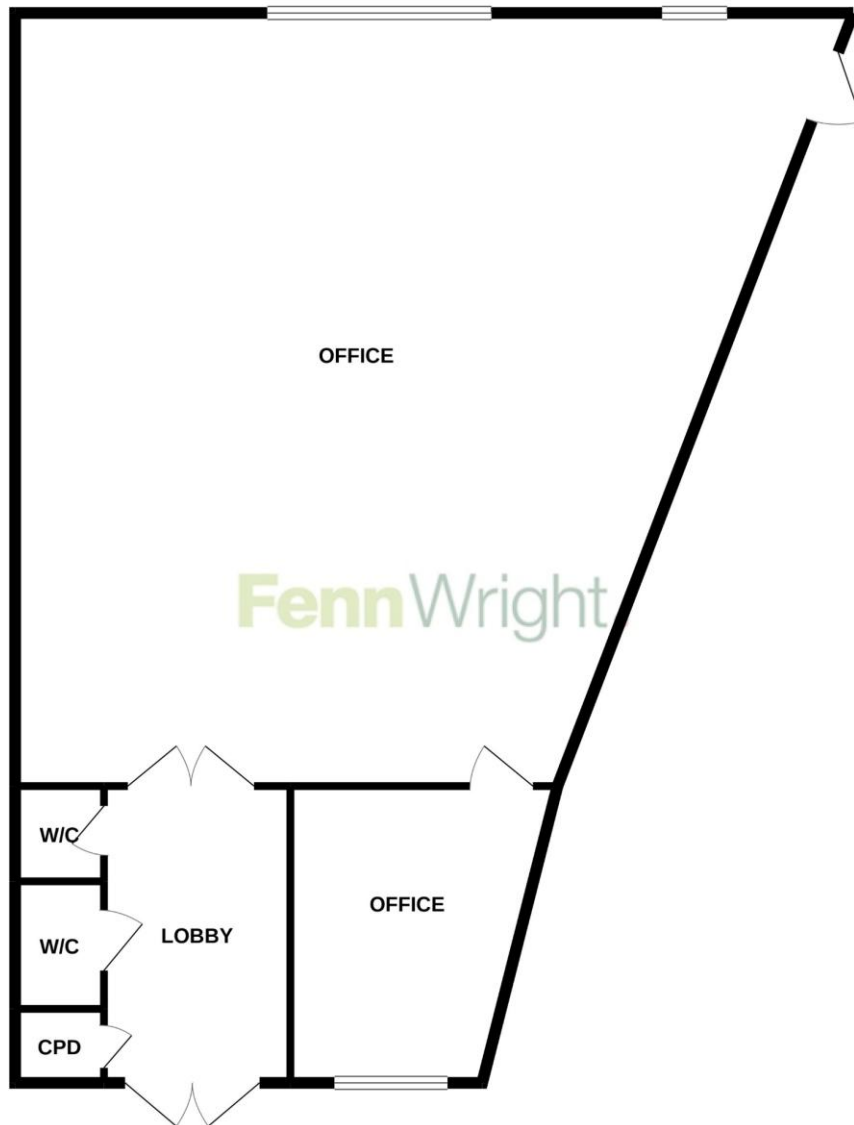
[Approximate Gross Internal Floor Areas]

- » **Total:** **1,794 sq ft (166.7 sq m) approx.**

(note the approx. net internal area is 1,695 sq ft / 157.5 sq m)



GROUND FLOOR



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 full repairing and insuring lease, lease length and terms to be agreed, at a rent of £40,800 per annum plus VAT.

SERVICE CHARGE

A service charge is applicable to cover; external window cleaning, waste management, maintenance of the communal areas, lighting, security, car park and landscaping.

The approx. cost for the current year is £2,152.80 plus VAT.

BUSINESS RATES

The property is assessed as follows;

Rateable Value: £36,250

Rates Payable Estimate (2026/27): £15,660

Rates Payable are based upon the current UBR for 2026/27 of £0.432. All interested parties should make their own enquires with the local rating authority in order to verify their rates liability.

BUILDINGS INSURANCE

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant.

The approx. cost for the current year is £TBC plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C(60) of the energy performance assessment scale.

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

VAT

The property is elected to VAT. Prospective tenants should therefore be aware that VAT will be payable at the prevailing rate on the rent and services.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations oblige Fenn Wright to formally verify the identity, residence, and source of funds of prospective purchaser's / tenants prior to instructing solicitors and a small administration fee is payable in this regard. Further details are available upon request.

VIEWINGS STRICTLY BY APPOINTMENT VIA JOINT SOLE LETTING AGENTS:

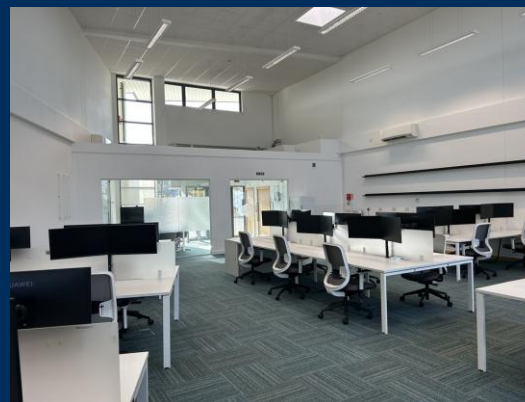
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OS licence no: TT000311015

Prospective tenants should note that RICS members and RICS regulated firms must comply with the RICS Code for Leasing Business Premises ([available here](#)). We strongly recommend that all prospective tenants seek professional advice from a qualified surveyor or solicitor before entering in to any legally binding commitment or signing a lease.

Particulars created 31 July 2026