



OFFICE INVESTMENT - AVAILABLE FOR SALE FREEHOLD

High Quality Office Investment Opportunity - Currently Let at £17,500 per annum

**4 Kings Court, Newcomen Way
Colchester, Essex, CO4 9RA**

SALE

**£260,000
plus VAT**

AVAILABLE AREA

**901 sq ft
[83.7 sq m]**

IN BRIEF

- » Income Producing Investment Opportunity
- » Passing Rent Of £17,500 Per Annum
- » Lease Expiry July 2028 (No Breaks)
- » Let to [Change Connect Ltd](#) - 100 / 100 Experian Credit Rating
- » Well Presented Single Storey Office Building
- » Close To A12 / A120 Interchange

LOCATION

Kings Court is located on Severalls Park which is strategically positioned to the north of Colchester City Centre directly adjacent to the A12/A120 interchange providing excellent connectivity.

DESCRIPTION

The office is of brick construction with a pitched tiled roof and double glazed windows and doors. The accommodation is self-contained on the ground floor with two WC's (one accessible) a tea point and a large open plan office area with a separate glazed partitioned office/meeting room.

The specification includes; a suspended ceiling with LED lighting, heating/cooling units (not tested), wall mounted electric heaters, carpeting, perimeter trunking for power/data, fire alarm and intruder alarm.

There is a small loft area, with ladder access, above the W/C area.

There are four allocated car parking spaces plus shared visitor spaces on site.

ACCOMMODATION

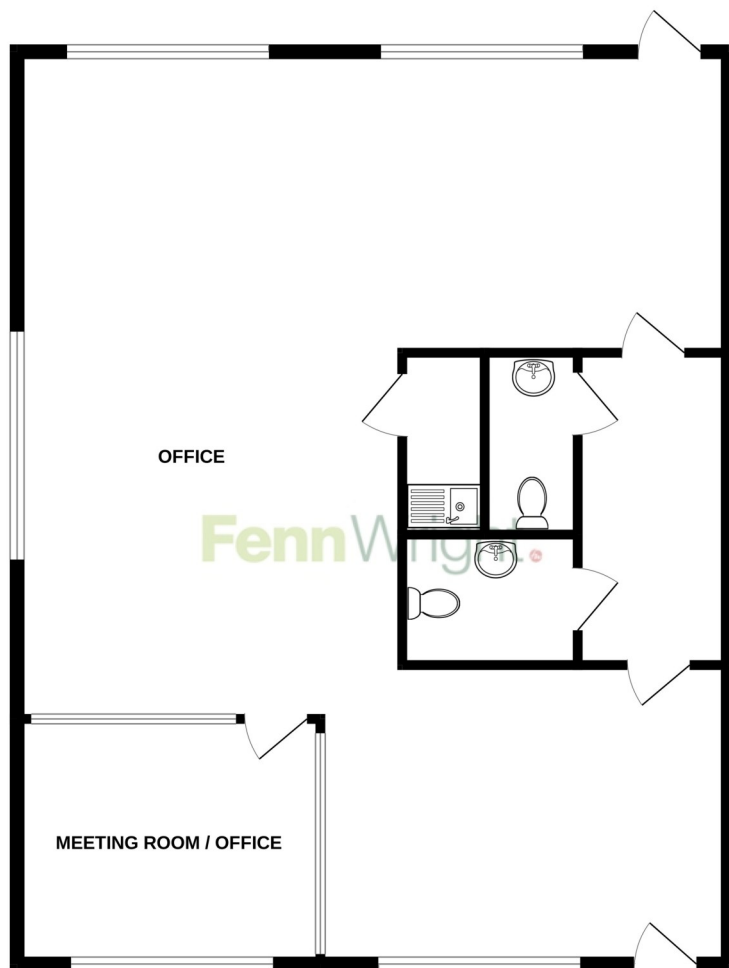
[Approximate Net Internal Floor Areas]

- » Total: 901 sq ft [83.7 sq m] approx.

OPPORTUNITY

The premises are let to [Change Connect Ltd](#) (Company No: [11928877](#)), who have been trading as a limited company since April 2019, and have occupied the premises since July 2023 on a 5 year lease on FRI terms (lease to expire July 2028). There was a tenant only break option in February 2026 which was not exercised. The tenants have an Experian rating of 100/100 - 'very low risk'. Further information is available upon request.





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 For Sale Freehold, subject to the existing lease, at a guide price of £260,000 plus VAT.

SERVICE CHARGE

There is a service charge applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas. The tenant is responsible for paying the service charge under the terms of the lease.

The approx. cost for the current year is £731.40 plus VAT.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £17,500. We estimate that the rates payable are therefore likely to be in the region of £7,560 per annum.

Interested parties are advised to make their own enquiries. The tenant is responsible for this cost under the terms of the lease.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

The approx. cost for the current year is £326.34 plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (58) of the energy performance assessment scale.

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

VAT

VAT will be applicable on the price. 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

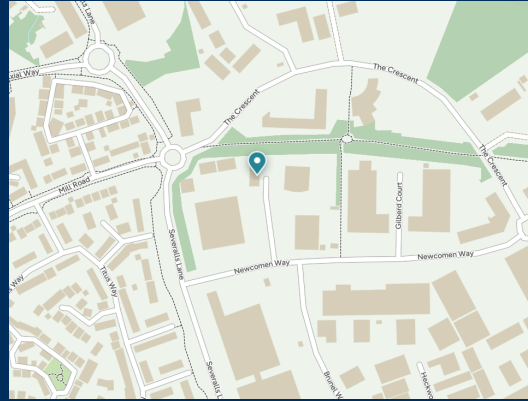
Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

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

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OS licence no: TT000311015

Particulars created 5 May 2026

