



AVAILABLE TO LET

Well Presented Open Plan Business / Office Premises With On Site Car Parking

**B20 Moorside Business Park, Eastgates,
Colchester, Essex, CO1 2ZF**

RENT

£16,500
per annum (plus VAT)

AVAILABLE AREA

1,371 sq ft
[127.4 sq m]

IN BRIEF

- » Carpeted Office Accommodation
- » Mezzanine Floor & Glass Fronted Meeting Room
- » Air Conditioning & Tea Point & W/C Facilities
- » Allocated On Site Car Parking & Visitor Spaces
- » Established Business Location

LOCATION

The premises are situated within Moorside Business Park, Eastgates, a mixed commercial and leisure area benefitting from good communications to the city centre and inner ring road system which leads to the A12/A120. Close by is the main line railway station (London Liverpool Street approx. 55 mins).

DESCRIPTION

The building is of brick and block construction with insulated clad elevations beneath a pitched, insulated roof. Access is provided via a personnel door, with large glazed windows and doors positioned behind a metal shutter door.

The ground floor comprises an open-plan office area with a tea point, W/C, and shower. The first floor provides an additional office area, a glass-fronted meeting room, and a W/C. The offices benefit from carpeted flooring throughout, LED lighting, heating/cooling cassettes (not tested), electrical sockets, and network/computer cabling.

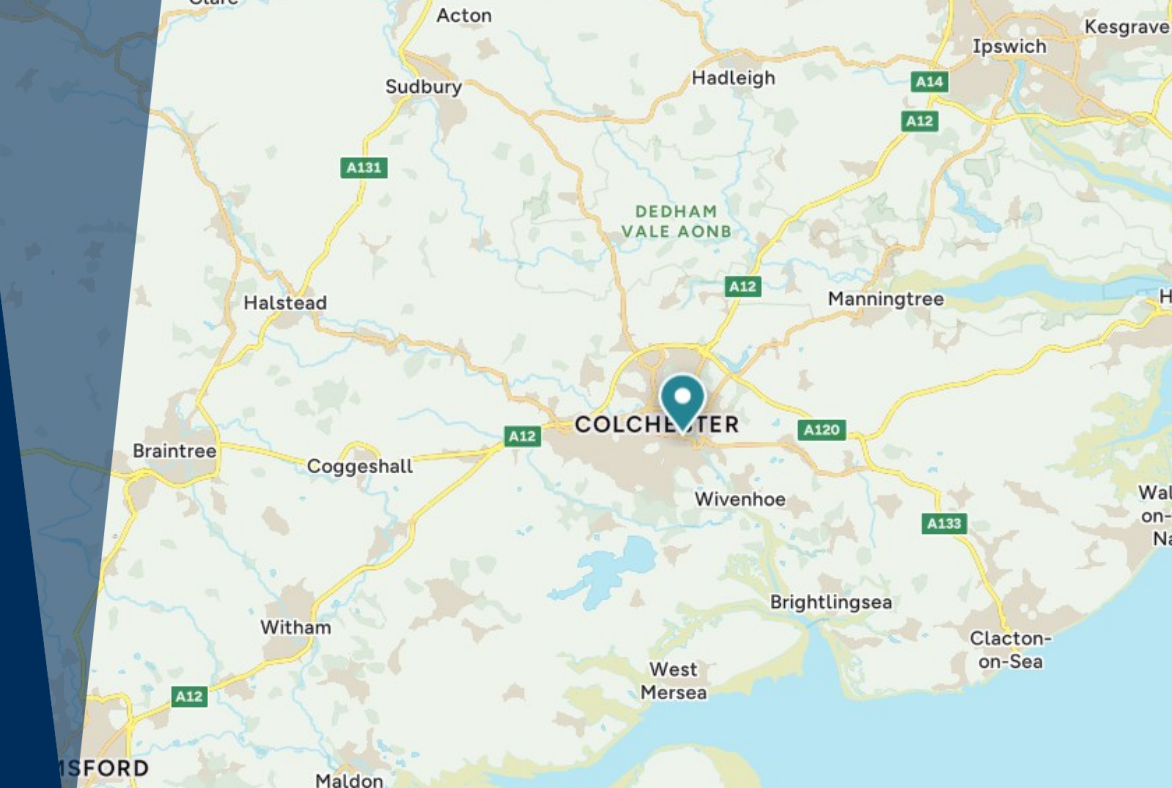
Note: A 10GB EFM (BT) line is connected to the building and is available at an additional cost. Further information is available upon request.

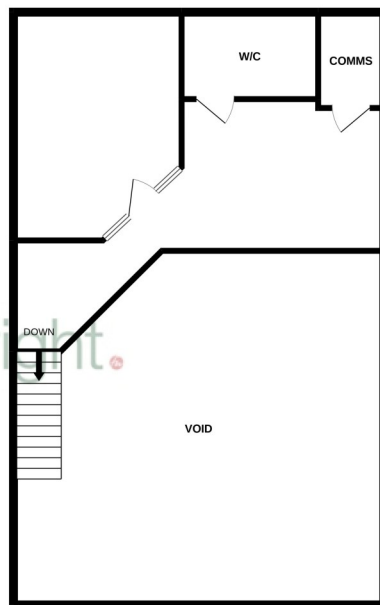
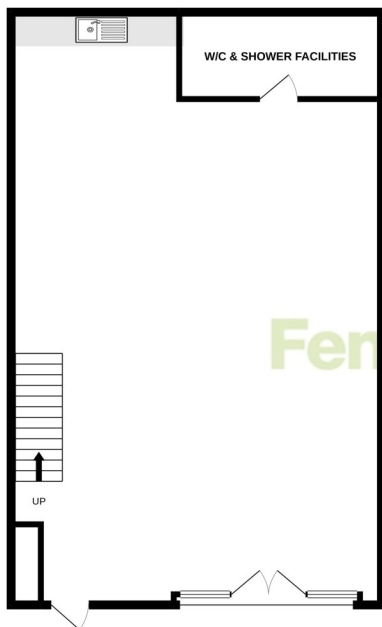
The landlord can allocate 4 parking spaces to the unit, with potential for an additional 2-4 by separate negotiation. There are also visitor spaces available on site.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Ground Floor: 964 sq ft [89.6 sq m] approx.
- » First Floor: 407 sq ft [37.8 sq m] approx.
- » Total: 1,371 sq ft [127.4 sq m] approx.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, 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 is given as to their operability or efficiency can be given. Made with Holografi ©2020



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 £16,500 per annum plus VAT.

SERVICE CHARGE

A service charge is applicable to cover; maintenance of the communal areas, communal lighting, site security, car park and landscaping. Approx. cost for the current year £1,200 (inclusive of VAT).

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 £267 plus VAT.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £11,750.

For rateable values below £12,000, 100% small business rate relief may be available, subject to eligibility.

We recommend all parties make their own direct enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (77) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

VAT

VAT will be applicable. 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.

PHOTOGRAPHS

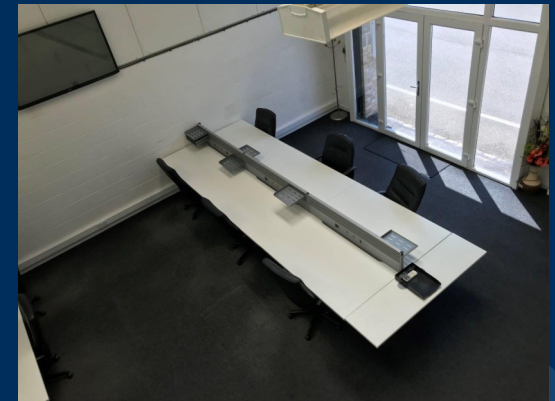
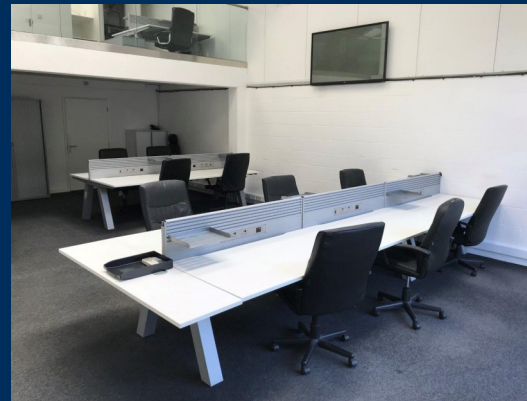
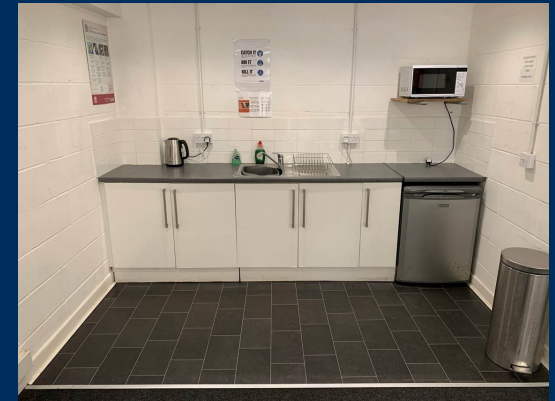
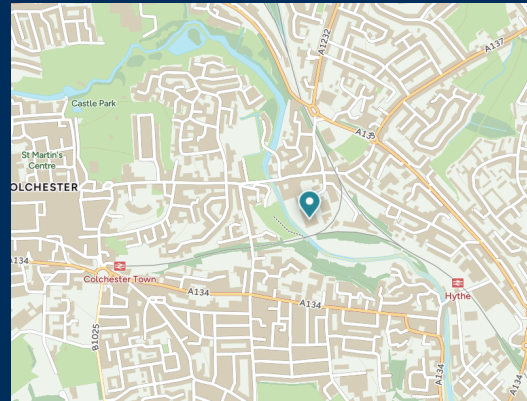
Please note, the photographs provided were taken prior to the current tenants occupation. An internal viewing is advised.

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

**Fenn Wright
882 The Crescent
Colchester Business Park
Colchester
Essex CO4 9YQ**

**Contact:
T: 01206 854545
E: colchestercommercial@fennwright.co.uk**

**fennwright.co.uk
01206 854545**



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OS licence no: TT000311015

Particulars created 8 May 2026

