

**Nexus Offices, Old Ipswich Road, Colchester, Essex, CO7 7QL**



## To Let Fully Serviced Offices

450 – 560 Sq Ft (42 - 52 Sq M)

- Fully Serviced & Furnished Offices
- All Inclusive Fixed Rentals
- 25 Luxury Offices & Suites
- Free Broadband and WIFI
- Meeting Room Allocation



## Location

Colchester is a major economic centre with a resident population of circa 185,000 which has grown significantly over the past decade. Ardleigh is a small village approximately 5 miles North East of the town centre of Colchester. It has a resident population of circa 2500 as assessed in 2011.

It has close vehicular links to the A12 via Old Ipswich Road as well as the A120 via Harwich Road.

The property is situated off Old Ipswich Road between Junction 29 and 30 of the A12.

Local occupiers include SRC Aggregates, Evergreen Office Supplies, Lodge Park Business Centre, and Total Roofing Supplies.



## Description

Office suites are available to lease on an all inclusive basis and are fully furnished and complete. The suites benefit from free broadband and WIFI, post handling services, meeting room uses, and inspiring break out areas.

Office 1 (The Bentley) offers 2.2m of workstation per person via grey oak radial desking and is ideal for a team of 6 or more persons.

Office 2 (The Ardleigh) offers space for up to 10 persons with adjacent break out area, cardio gym, and two meeting pods.

## Accommodation

The suites benefit from the following Nett Internal Areas (NIA):

Office 1 (The Bentley) - 560 Sq Ft

Office 2 (The Ardleigh) - 450 Sq Ft

## Terms

All offices, services and amenities are provided on an all-inclusive cost and ready-to-go basis by way of straight forward agreements.

Agreements are tailored to suit applicants specific requirements.

## Rent

On Application.

## Key Features

The premises offers free wifi & call packages, indoor and outdoor gyms, break out areas and booths, ultrafast gigabyte full fibre, deluxe shower wet rooms, and meeting room allocations.

## Business Rates

The rent is inclusive of all business rates.

## Legal Fees

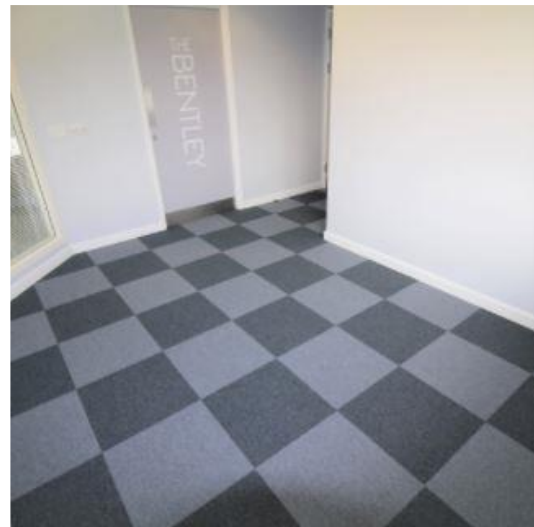
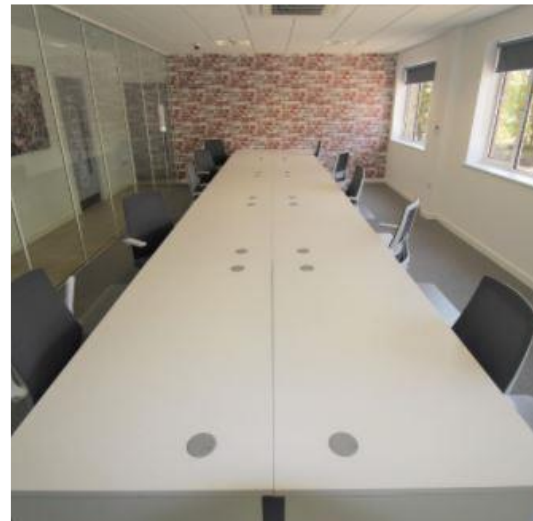
Each party is to bear their own legal costs throughout the course of any transaction.

## Planning

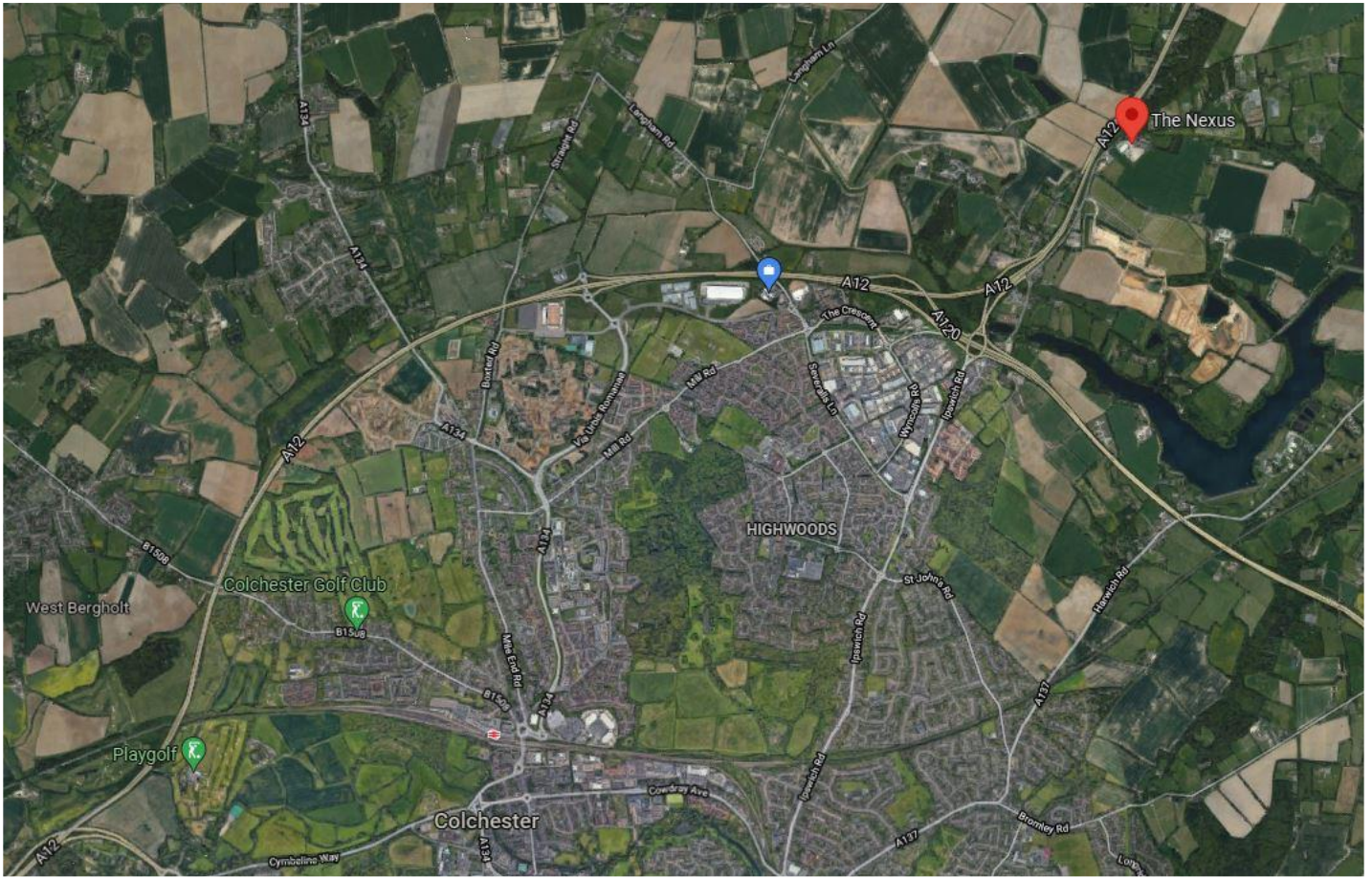
The suites benefit from an established Class E (Offices) Use.

## Energy Performance Certificate

The property does not currently have an EPC Certificate and is due to be assessed.







For viewings and further details please contact



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