

Building

G



University of Essex

Parkside

Knowledge Gateway

TO LET

Modern Office Suite
1,170 Sq Ft (109 Sq M)

Knowledge Gateway, University of Essex Campus,
Nesfield Road, Colchester, Essex, CO4 3ZL.

- Vibrant and Innovative Business Park Location
- Full CCTV, Fibre Broadband and 24 Hour Monitoring
- 16 Car Parking Spaces
- Student Benefit Opportunities
- Institutional Specification
- Available as a Whole or in Part

Location

The Knowledge Gateway is within the University of Essex's Colchester Campus. The site is conveniently accessed off the A113, three miles west of Colchester town centre.

The A12 is an easy drive giving access to London and Cambridge and the wider UK motorway network.

Excellent amenities include cafés, restaurants, bars, post office, a 24 hour mini mart and a sports centre and gym.



Description

Comprising a modern self-contained two storey terraced building completed in 2019, the accommodation is built to an exceptional institutional standard including full access raised floors, lift, CCTV, 24hour security, comfort cooling, kitchen and wc facilities. Car parking spaces are provided in parking groves.

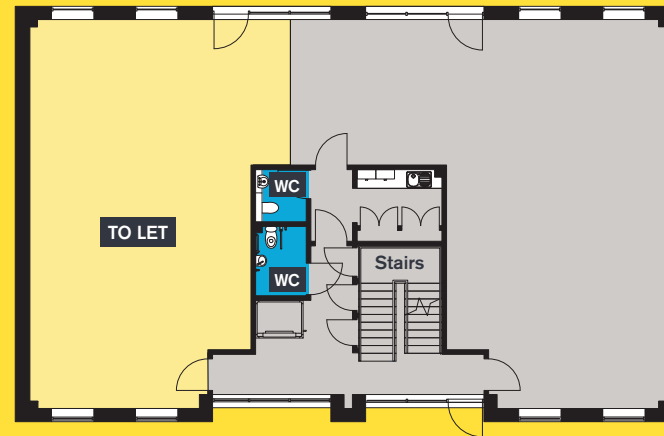


Indicative internal floor plate.

Accommodation

The property benefits from the following Net Internal Areas:

	sq ft	sq m
Ground Floor	1,170	109



Terms

The property is available of a new lease to be drawn on a Full Repairing and Insuring (FRI) basis for a term of years to be agreed incorporating periodic upward only rent reviews.

Rent

Rent: £23,400 per annum (£20.00 per sq. ft.), exclusive of rates, VAT and all other outgoings, payable quarterly in advance.

Service Charge

The property is subject to a service charge. Further details available upon request.

Business Rates

We are advised by the Valuation Office that the property has a Rateable Value of £15,675.

Planning

The subject property has an established Class E (office) use. Interested parties are advised to contact the local Planning Authority to satisfy their proposed use conforms with the current planning consent.

Energy Performance Certificate

The property has an EPC rating of A (25). A copy of the certificate is available upon request.

Further Information:

For further information and to view the building, please contact the Joint Agents.

Carter Jonas

Ben Le Coq
020 7518 3335
07776 181 799
ben.lecoq@carterjonas.co.uk

Sophie Spriddell
020 7518 3210
07815 489 449
Sophie.Spriddell@carterjonas.co.uk



Ewan Dodds
01206 699 980
07957 862 773
ewan.dodds@whybrow.net

Emily Jones
01206 577667
emilyjones@whybrow.net

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas and Whybrow have made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas and Whybrow have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP, Whybrow nor anyone in their employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us. **July 2022.**