

01206 577667

[www.whybrow.net](http://www.whybrow.net)



**Well Presented Office Building – To Let**



## **6 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ**

Asking Rent: £42,500 Per Annum Exclusive

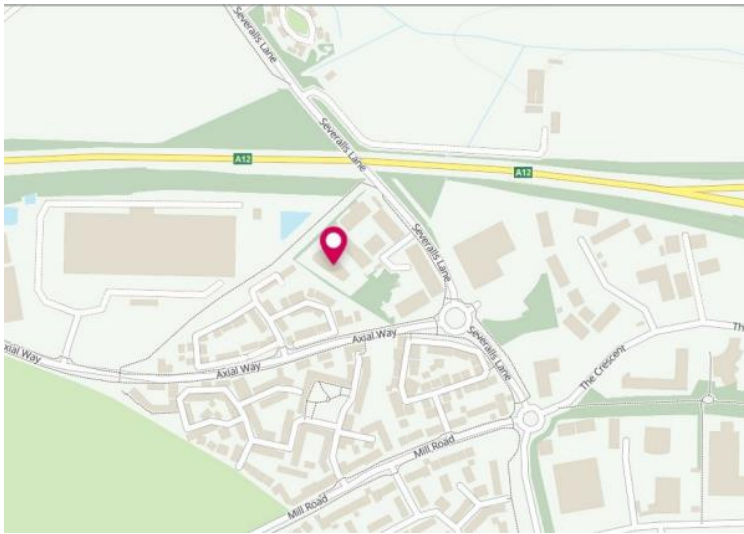
2,763 Sq. Ft (256.7 Sq. M)

- Two Storey Office Building
- Can be let as a Whole or on a Floor-by-Floor basis
- Air Conditioned & Four Offices/Meeting Rooms
- 6 Allocated Car Parking Spaces & Visitor Spaces

## Location

The property is located within De Grey Square, which is a prestigious office development located off Severalls Lane adjacent to Colchester Business Park with easy access to the A12/A120 (junction 28).

Colchester City Centre is located approximately 4 miles away and the mainline railway station is approximately 2 miles.



## Description

The property comprises office accommodation over two floors.

There is an entrance lobby with accessible WC and stairs to the first floor. The ground floor consists of a large open plan office with a kitchenette facility.

On the first floor there is an open plan office area, two meeting rooms and two separate offices along with a kitchenette and a WC.

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

## Accommodation

The property benefits from the following Net Internal Areas (NIA):

Ground Floor	1,363 sq ft
First Floor	1,400 sq ft
<b>Total</b>	<b>2,763 sq ft (256.7 sq m)</b>

## Asking Terms

The property is available by way of a new Fully Repairing and Insuring (FRI) lease for a term of years to be agreed with regular upward only rent reviews.

Available as a Whole or on a Floor-by-Floor basis (Terms upon request)

## Asking Rent

£42,500 per annum exclusive of Business Rates, Service Charge, VAT and all other outgoings

## Service Charge

A service charge is applicable to cover; maintenance of the estate communal areas (cctv, barrier), landscaping, lighting and car parking areas, estate signage, waste refuse and window cleaning. The approx. cost for the current year is £1,100 plus VAT.

## Rateable Value

The property appears in the Valuation List with a Rateable Value of £39,250

## Energy Performance Certificate

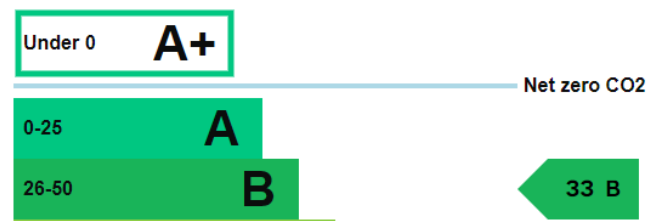
The property has an EPC rating of B33.

## Legal Fees

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

## Energy rating and score

This property's energy rating is B.







**Ewan Dodds BSc FRICS**  
 ewan.dodds@whybrow.net  
 01206 577667



**Maria Newman**  
 m.newman@whybrow.net  
 01206 577667



**Charntelle Goodyear**  
 Charntelle.goodyear@whybrow.net  
 01206 577667

Misrepresentation Act 1967

**01206 577667 | [info@whybrow.net](mailto:info@whybrow.net) | [whybrow.net](http://whybrow.net)**

Whybrow & Dodds Ltd. for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessors and do not constitute part of an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but their accuracy is not guaranteed and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Whybrow & Dodds Ltd. Has any authority to make or give any representation or warranty in relation to this property. Whybrow & Dodds Ltd, 2 De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ. Registered in England No 2155295