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www.whybrow.net

 **Whybrow**

First Floor Office Suite – To let



4a De Grey Square, De Grey Road, Colchester, Essex, CO4 5YQ

Asking Rent: £20,250 Per Annum Exclusive

1,095 Sq. Ft (101 Sq. M)

- Modern Business Park Setting
- Close to A12/A120 Junctions
- High Quality Fit Out
- 3 Car Spaces
- New Lease Available

Location

De Grey Square comprises a modern office development of 12 detached and terraced, two storey buildings set within in an attractive woodland setting, north of the town centre and close to the A12 (J.28), the A12/A120 (Crown Interchange) and Colchester Business Park.

Colchester North Station provides regular intercity links to London-Liverpool Street with a fastest journey time of 46 minutes and Stansted Airport is within a 35 minute drive.



Description

The suite is essentially open plan with two cellular offices at the rear and is fully fitted including carpeting, double glazing, suspended ceilings with recessed lighting, kitchenette and a wc. Access is via a shared entrance door at the front of the building.

Externally, there are a total of 3 demised car spaces within a barrier controlled car park benefitting from 24/7 CCTV security.

Accommodation

The property has a Nett Internal Floor Area of 1,095 sq. ft(101.sq. m)

Asking Terms

A new lease to be drawn on a Full Repairing and Insuring (FRI) basis, via a service charge for a term of years to be agreed incorporating upward only rent reviews.

Asking Rent

£20,250 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Service Charge

The property is subject to a service charge to cover the maintenance of external parts, car park, landscaping security and CCTV. Further details are available upon request.

Town Planning

The property benefits from an established Class E (Office) use. Interested parties are advised to contact Colchester Borough Council on 01206 282222

Business Rates

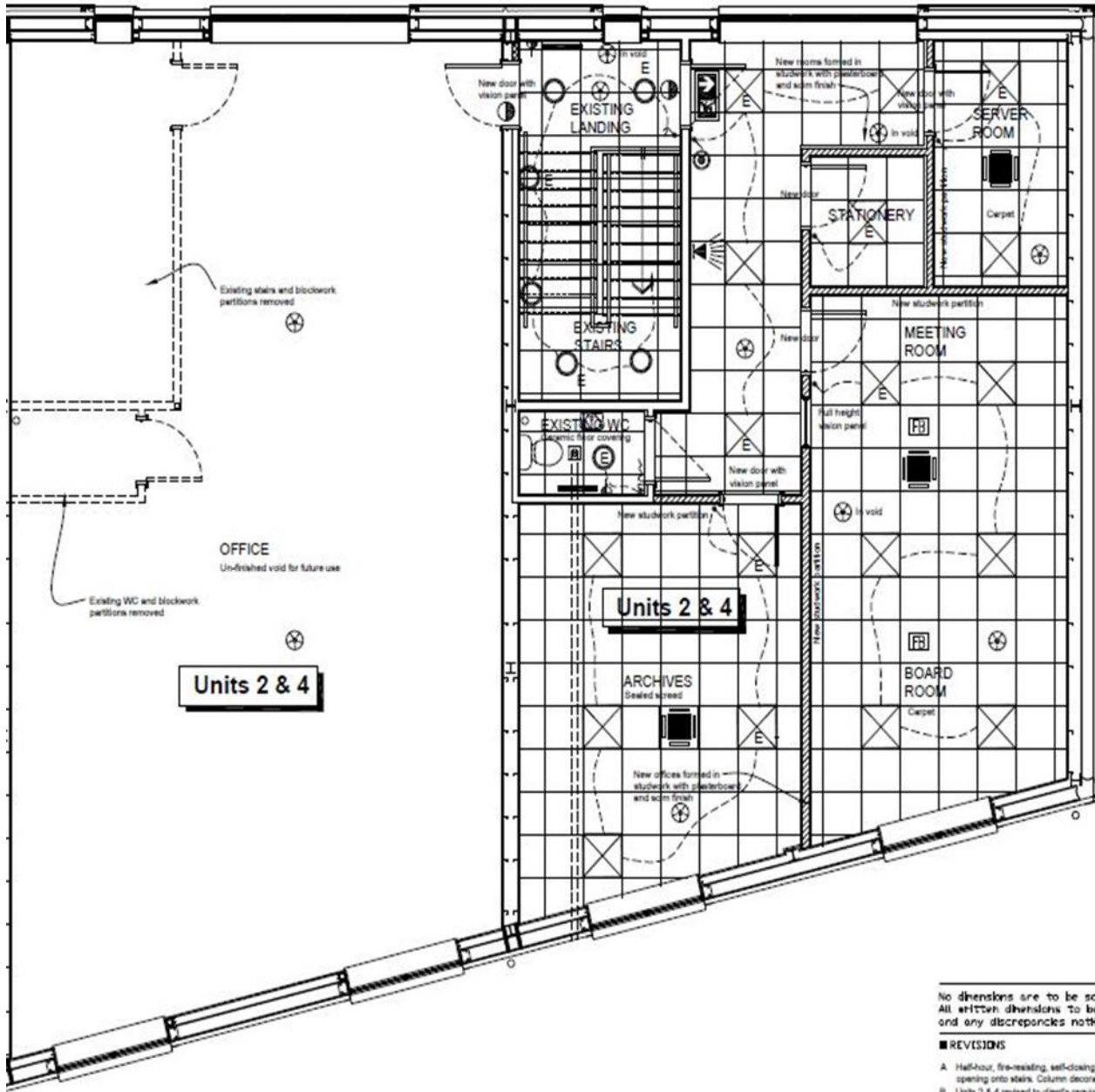
The property appears in the Valuation List with a Rateable Value of £17,000.

Legal Fees

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

Energy Performance Certificate

The property has an EPC rating of B31. A copy of the certificate is available upon request.



No dimensions are to be scaled from this drawing. All written dimensions to be checked by the contractor and any discrepancies notified immediately to BDG.

REVISIONS

- A Half-hour, fire-resisting, self-closing door symbol added to all door opening into stairs. Column decoration note added. 30.05.1
- B Units 2 & 4 revised to client's requirements. Units 6 standard open plan information added. 13.06.1



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Misrepresentation Act 1967

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