

A modern office interior featuring a long, light-colored wooden table with several dark wooden stools. A large potted plant is on the left, and a bowl of fruit sits on the table. In the background, a person is working at a desk near large windows that offer a view of greenery. The ceiling has exposed ductwork and modern lighting fixtures. A large, dark blue, wavy graphic element is overlaid on the right side of the image.

Reimagine your workspace.

Building 200

8,250 sq ft Grade A fully decarbonised workspace available to let.

Building

Building 200 comprises a two storey detached HQ office building, set within mature landscaped grounds, prominently located at the entrance of Colchester Business Park.

Available to let now, the newly refurbished Grade A space provides fully furnished break out areas and modern amenities, energy efficient upgrades (A rated EPC) and enhanced building security with parking. One last remaining suite available of 8,250 sq ft.



An impressive entrance foyer leads to newly installed communal Business Lounge, WC and shower facilities. The offices are provided in an open plan format ready for an occupiers own fit out.

The refurbished specification includes; new ceilings with recessed LED lighting and all electric heating / cooling system, floor to ceiling aluminium double glazed windows, raised access floor with a carpet tile covering.

High Speed Fibre Broadband is available, a total of 106 car parking spaces are provided on-site with an additional 50 spaces provided in the adjoining car park.



Specification



Lighting

Energy efficient, controllable LED lighting



Connectivity

New fibre infrastructure



Air conditioning

Zoned VRF air conditioning systems including heat recovery ventilation to provide fresh air



Business lounge

Collaborative workspace and break out areas



End of trip facilities

New shower/changing facilities

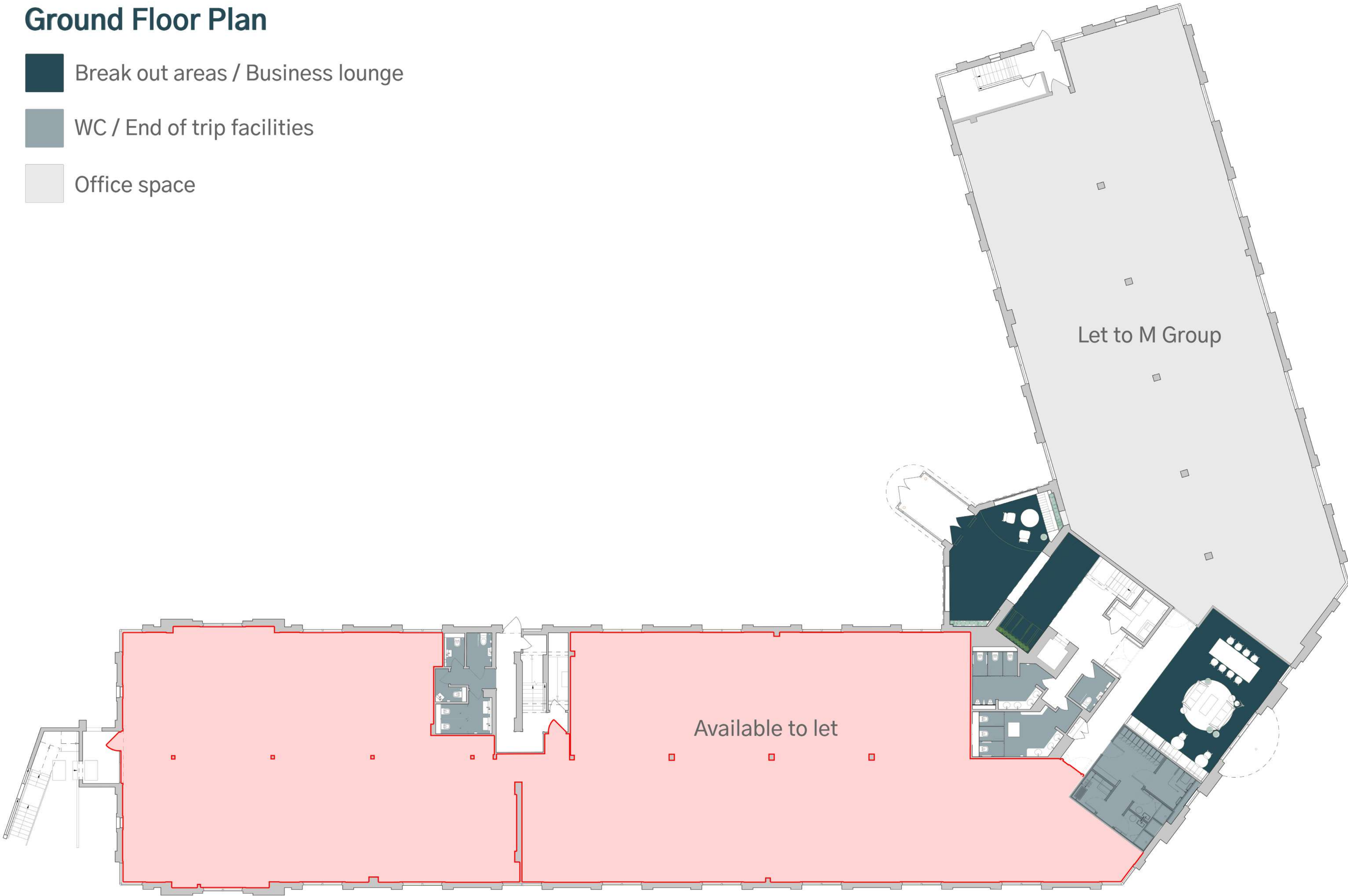


Cycling facilities

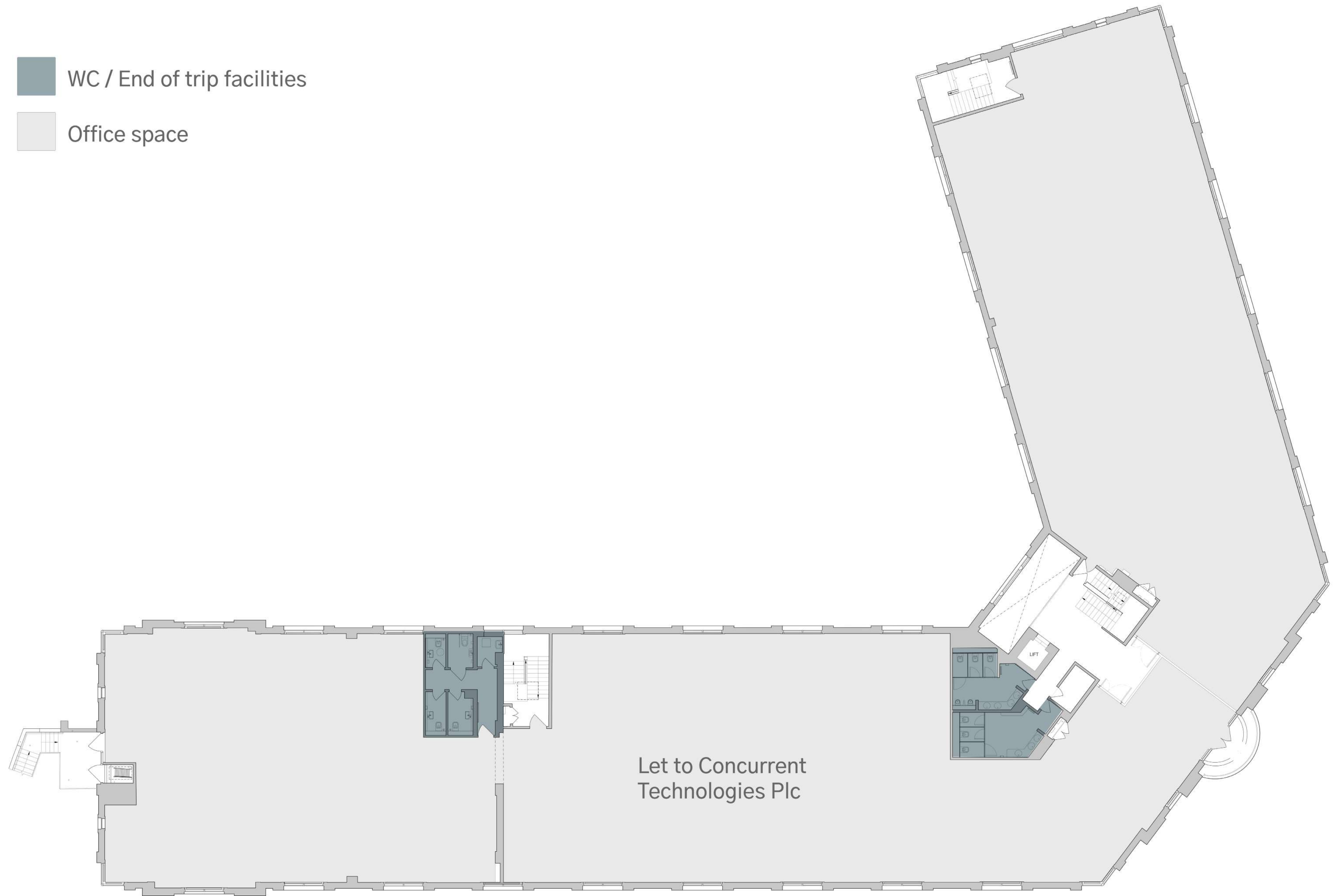
New bicycle storage

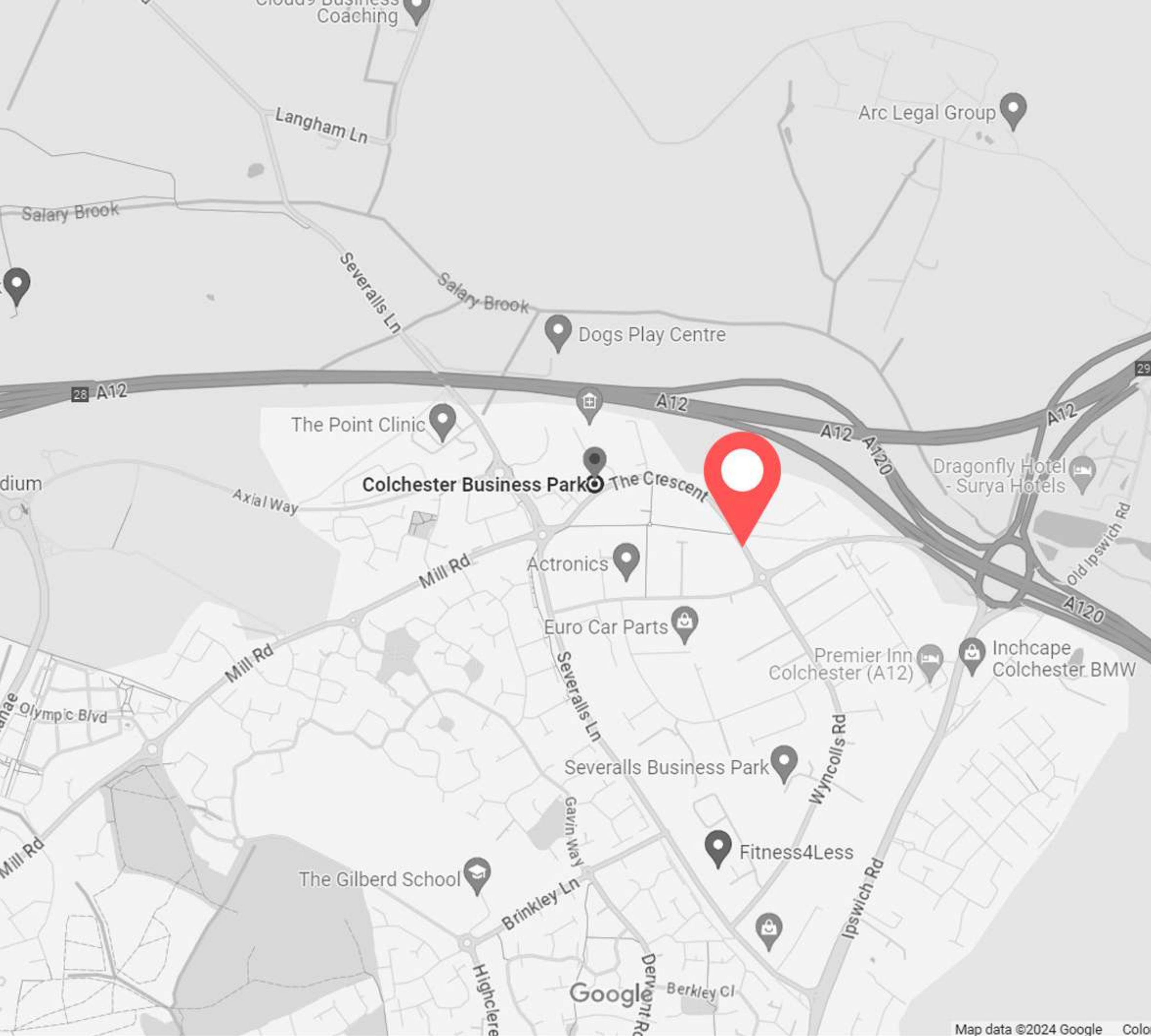
Ground Floor Plan

- Break out areas / Business lounge
- WC / End of trip facilities
- Office space



- WC / End of trip facilities
- Office space





Location

Colchester Business Park is located to the north of Colchester directly adjacent to the A12 / A120 interchange which provides excellent access to the UK's major motorway network.

Colchester City Centre and main line railway station (London Liverpool St approx. 55 mins) is approximately 3 miles distant. Located on the Business Park is a restaurant, newsagents / shop, coffee shop, dentists, hairdressers and gym.

200 The Crescent

Colchester Business Park
Colchester
Essex
CO4 9YQ

Grid Reference: TM 00982 29052

Latitude: 51.923697

Longitude: 0.92145170

Terms

The office is available To Let on a new full repairing basis, with lease length and terms to be agreed. Rent available upon request. We are advised that VAT is applicable at the prevailing rate.

Service Charge

A service charge is applicable. Further details are available upon application.

Buildings Insurance

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the occupier.

Business Rates

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

Energy Performance Certificate (EPC)

A(22). A full copy of the EPC and Recommendation Report are available upon request.





Anti-Money Laundering Regulations

In accordance with the Anti-Money Laundering Regulations, the agents are legally required to verify the identity of all parties with whom we are negotiating, together with any individual(s) with significant control of a company or other entity taking a lease of the property. Where applicable, we are also required to verify an applicant's source of funds (and, where applicable, source of wealth) before solicitors are instructed. A small fee is payable to cover the cost of these verification checks. Further details are available upon request.

Contact us

Viewings strictly by joint agents.



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