

Colchester Business Centre 1 George Williams Way, Colchester CO1 2JS



TO LET Serviced Town Centre Office Suites

356 sq ft (33.07 sq m)

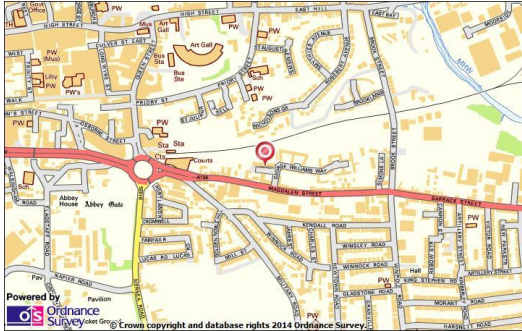
- Fully Serviced Office Suites
- No VAT Payable On Rent At The Central Bic
- Monthly 'Easy In Easy Out' Terms With 30 Days Notice
- Free On-Site Car Parking
- 24 Hours Access For Tenants



PROPERTY DETAILS

Location

Within walking distance of Colchester's St Botolphs Railway Station, and offers flexible office space for small and start up businesses allowing for development and growth.



Description

The units available all have access to a fully staffed reception service (included in the rent), free on-site parking, broadband and phone connections, individual heating to unit, security and various other services.

The subject suites comprise 2/4 number desks with free car parking spaces with every office. Benefits include 24 hours access for tenants and a full range of Business Support and Office Facility Services included in the rent.

Planning

Interested parties are advised to contact the Local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent.

Business Rates

Interested parties are advised to make their own enquiries with the Local Authority regarding their Business Rates liability.

Legal Fees

All parties are to bear their own legal costs incurred during the course of any transaction.

Accommodation & Rents

Office / Desks / Annual Rent / Monthly Rent

CENTRAL

- 2 / 3-4 / £5,921 +VAT / £493.43 +VAT / 248 / 1 space
- 5 / 3-4 / £5,921 +VAT / £493.43 +VAT / 248 / 1 space
- 16 / 3-4 / £6,255 +VAT / £527.27 +VAT / 262 / 1 space
- 18 / 3-4 / £6,040 +VAT / £503.38 +VAT / 253 / 1 space
- 21 / 3-4 / £6,255 +VAT / £527.27 +VAT / 262 / 1 space
- 22 / 3-4 / £6,040 +VAT / £503.38 +VAT / 253 / 1 space
- 23 / 3-4 / £6,040 +VAT / £503.38 +VAT / 253 / 1 space
- 24 / 3-4 / £6,040 +VAT / £503.38 +VAT / 253 / 1 space
- 27 / 3-4 / £7,096 +VAT / £591.37 +VAT / 253 / 1 space
- 29 / 5-6 / £9,985 +VAT / £832.13 +VAT / 356 / 2 spaces
- 31 / 5-6 / £9,985 +VAT / £832.13 +VAT / 356 / 3 spaces
- 34 / 4-5 / £7,685 +VAT / £640.45 +VAT / 274 / 2 spaces

NORTH

- 1 / 4-5 / £7,426 +VAT / £618.90 +VAT / 281 sq.ft / 2 spaces
- 3 / 3-4 / £6,634 +VAT / £552.83 +VAT / 251 sq.ft / 1 space
- 4 / 5-6 / £8,087 +VAT / £673.97 +VAT / 306 sq.ft / 2 spaces
- 6 / 3-4 / £6,607 +VAT / £550.62 +VAT / 250 / 1 space
- 10 / 3-4 / £6,634 +VAT / £552.83 +VAT / 251 / 1 space
- 22 / 3-4 / £6,713 +VAT / £559.44 +VAT / 254 / 1 space

Terms

Monthly 'easy in easy out' terms with 30 days notice and no legal or setting up fees.

Special rent discounts available on offices in purpose built Business Incubation Centre's in Town Centre and Business Park locations

- ❖ No VAT payable on rent at the Central BIC
- ❖ 24 hours access for tenants
- ❖ Full range of Business Support & Office Facility Services

For viewings and further details please contact



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