

**TO LET**  
**£7,500 PAX**  
**plus VAT**

**354 SQ.FT.**  
**SELF-CONTAINED**  
**GROUND FLOOR**  
**OFFICE**



All drawings for illustration purposes only

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

**UNIT 4A BEACON END COURTYARD**  
**LONDON ROAD, STANWAY, COLCHESTER, CO3 0NU**

## LOCATION & SITUATION

Beacon End Courtyard is on the London Road, one of Colchester's main arterial roads in Stanway close to Tollgate Retail Cluster (occupiers include Sainsbury's Superstore, Aldi Supermarket, B&Q, M&S Food and Greggs all within easy walking distance).

Beacon End Courtyard has excellent road links to the national motorway network, 0.5 miles east of the A12 (junction 26) and 2 miles east of the A120, while also accessible to the mainline railway station at Marks Tey and Colchester providing direct links to London Liverpool Street (Journey time approximately 50 minutes).





## DESCRIPTION

Set in a landscaped courtyard with onsite car parking, Unit 4a, a self-contained office, has been extensively upgraded and refurbished to a high specification with AC, LED lighting, carpeting, kitchenette, and shared WC facilities.

Unit 4 is a thoughtfully restored Grade II listed barn, spanning ground and first floors. It retains much of its original character with many exposed beams and features three offices with a full-height glazed reception hall.

Edged Red on the attached floorplan.

## RATEABLE VALUE | BUSINESS RATES

The Office has a Rateable Value of £5,500, occupiers may be able to achieve full business rate relief as the Rateable Value is less than £12,000.

## VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

## SERVICE CHARGE

£1.50psf + VAT for external maintenance, decoration, signage and waste collection.

## ENERGY PERFORMANCE CERTIFICATE

The property is within B and C of the Energy Performance assessment scale.

## PLANNING

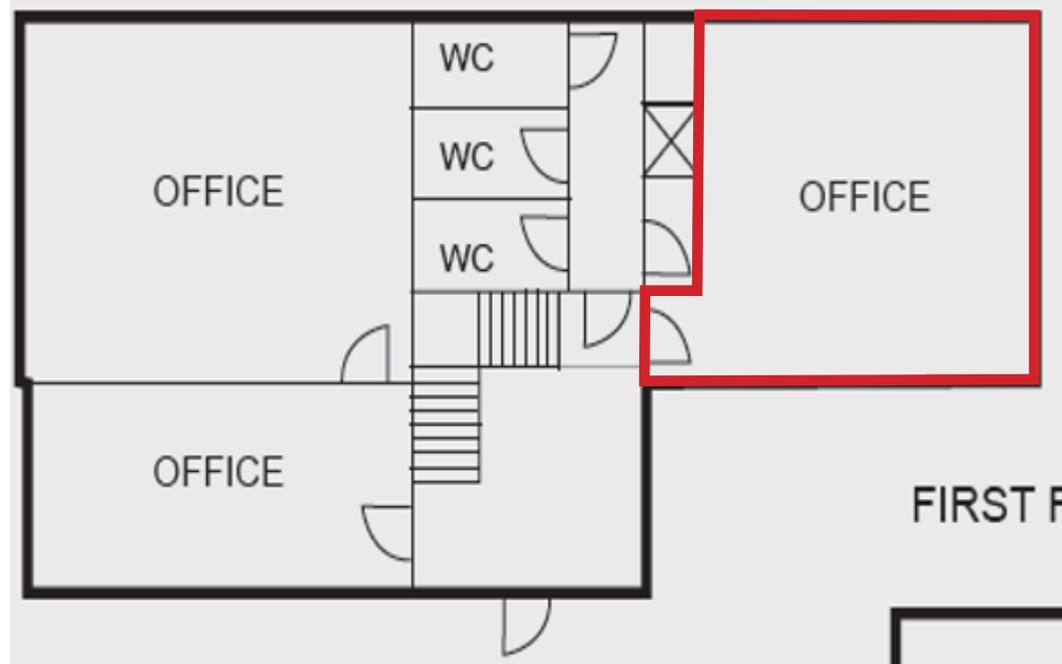
Finished as offices but also suitable for uses within Use Class E including provision of medical services, leisure, financial services or showroom (principally for visiting members of the public).

## TERMS

Available To Let by way of a new effective full repairing and insuring lease, at £7,500 per annum exclusive, plus VAT, terms to be agreed.

## AGENTS NOTES

In accordance with the Estate Agents Act 1979 we inform all interested parties that a member of staff from Nicholas Percival Ltd has an interest in Pegcourt Ltd, developers of this scheme.



## VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

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Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.