

# TO LET

Units 3 & 4

Tollgate Business Park  
Colchester  
Essex CO3 8AB



**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

1,700 sq. ft. (158m<sup>2</sup>) – 3,400 sq. ft. (316m<sup>2</sup>)

High Quality Office

Excellent Access to A12 & Tollgate / Stane Retail Parks

**RENT**

From £38,896 - £77,792

plus VAT PAX

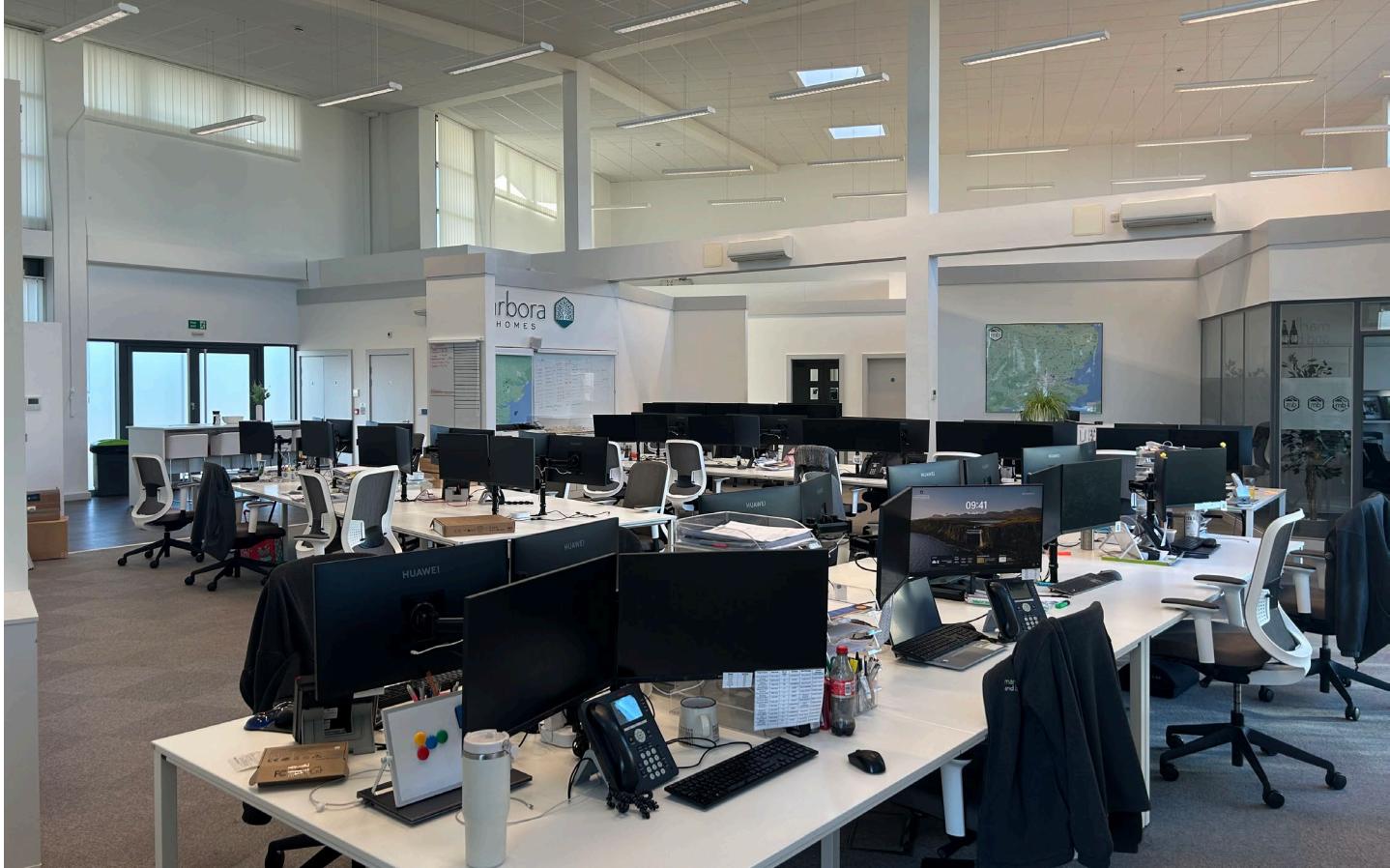
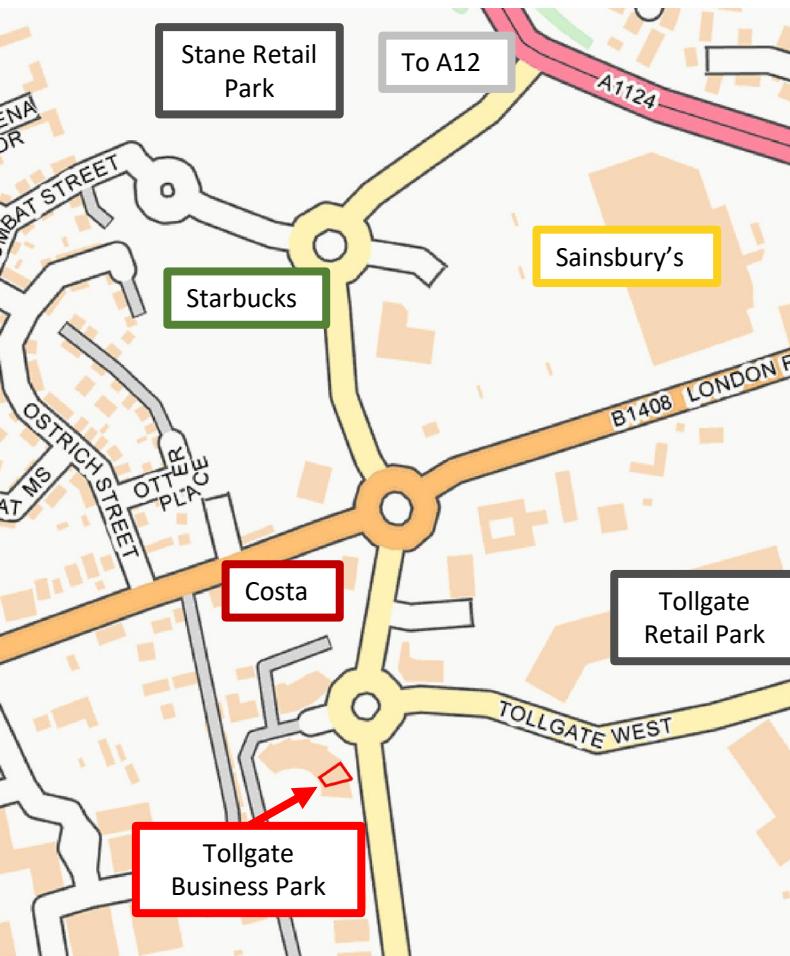
# Location

Tollgate Business Park adjoins the Tollgate Retail Park, approximately three miles to the west of Colchester Town Centre.

There is immediate access to the A12 at Junction 26 providing excellent transport links to the major motorway networks as well as London Stansted Airport, Harwich International Port and the Port of Felixstowe.

The nearest train station is Marks Tey from which the average journey time to London Liverpool Street station is 50 minutes.

Sainsbury's supermarket, Marks & Spencer, Greggs, Aldi supermarket, Costa Coffee, Starbucks Coffee, McDonalds, KFC and Jetts 24/7 Fitness are all within walking distance of the property.



## Description

Units 1-7 Tollgate Business Park is a modern office development constructed in 2013, comprising 7 offices, each extending to 1,700 sq. ft. The offices are open plan, constructed with double height interior and large double-glazed windows to maximize natural light. There is the potential for a mezzanine floor to create additional floor space.

Units 3 & 4 Tollgate Business Park have been merged to provide one large open plan office space, benefitting from air-conditioning, thermos electric opening roof lights, suspended ceiling, raised access flooring with carpet tiles, fully fitted accessible WC facilities, kitchen / break out area, board room, directors' office and meeting room.

The offices are available to let either as a whole, or as two individual units.

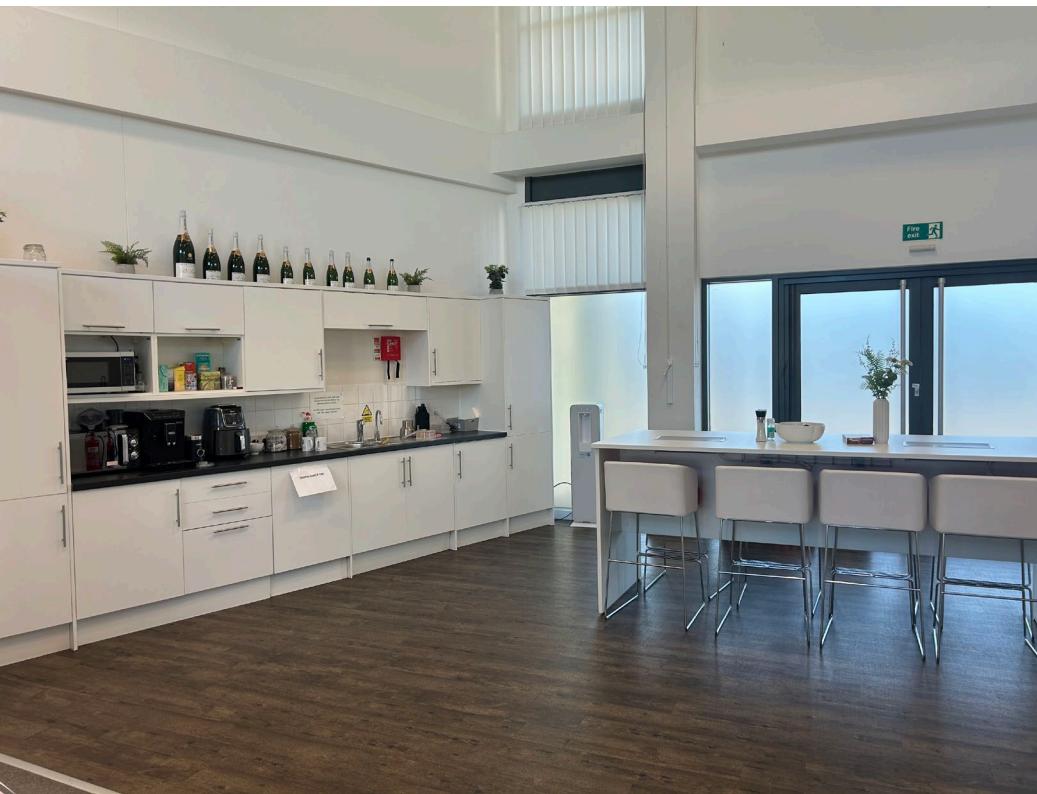
The existing Tenant is willing to leave the current furniture in situ, subject to separate negotiation.

## Car Parking

- ❖ 16 allocated spaces total (8 spaces per unit)
- ❖ Shared visitor spaces
- ❖ Additional overflow car park

## Accommodation

- ❖ Available as a whole, or as two individual units
- ❖ Open plan office
- ❖ Multiple meeting rooms
- ❖ Total Net Internal Area = 3,400 sq. ft. (316m<sup>2</sup>) or two units comprising 1,700 sq. ft. (158m<sup>2</sup>)



## Terms

The property is available to let by way of a new full repairing and insuring lease, with terms to be agreed.

Unit	Size (sq. ft.)	Rent (pax + VAT)
Units 3 & 4	3,400	£77,792
Unit 3	1,700	£38,896
Unit 4	1,700	£38,896

## Service Charge

A service charge is payable to include but not exclusive to; external window cleaning, waste management, maintenance of the communal areas, lighting, security, car park, and landscaping. The Service Charge for the year 2024 is estimated at £4,848.12 plus VAT per annum.

## Rateable Value

3 & 4 Tollgate Business Park, Tollgate West, Stanway, CO3 8AB has a Rateable Value of £60,500 (01 April 2023).

We estimate the business rates payable to be in the region of £33,033 per annum (based upon the business rate multiplier for 2024 – 2025 being 54.6 pence – source: VOA).

If the offices are let individually, an application for the rating assessment to be split will be made to Valuation Office Agency.

Interested parties are advised to make their own enquiries with Colchester City Council Business Rates Department.

## Energy Performance Certificate (EPC)

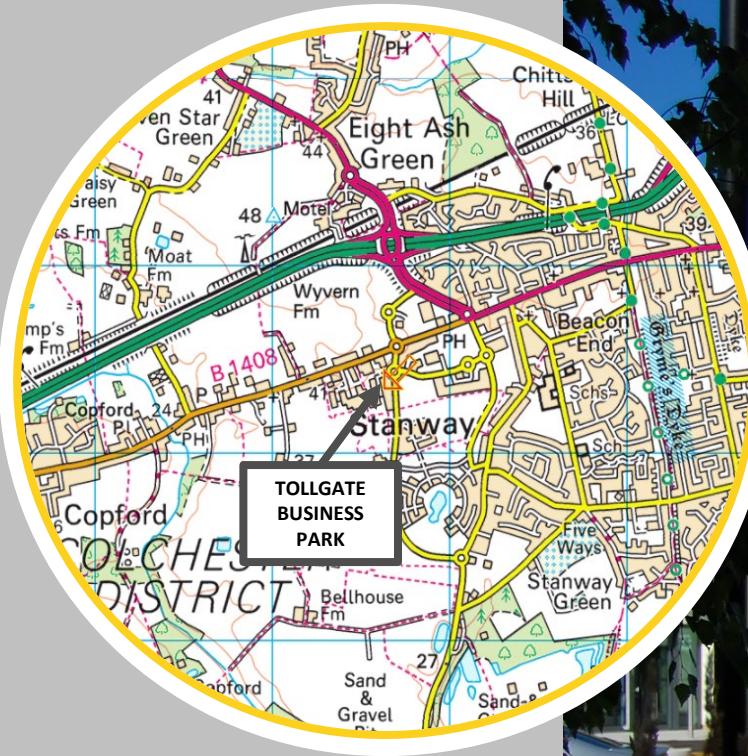
The property has Energy Performance Rating of C – 60. A copy of the EPC and recommendation report is available upon request.

## VAT

All rents and prices are exclusive of VAT under the Finance Act 1989.

## Legal Costs

Each party will bear their own legal costs.



#### Viewings:

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

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*All prices and rentals quoted are exclusive of VAT (if applicable)*

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