

TO LET

From £622.05 pcm  
plus VAT inclusive

SERVICED  
OFFICE



ROOMS 23 & 24 FIRST FLOOR, PAPPUS HOUSE  
TOLLGATE WEST, STANWAY, COLCHESTER CO3 8AQ

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

# ROOMS 23 & 24, PAPPUS HOUSE, TOLLGATE WEST

SERVICED OFFICE SUITES (210 & 323 sq. ft.) AVAILABLE TO LET IN MODERN, PRIME-POSITIONED OFFICE BUILDING

- Located in the heart of Stanway, close to the Stane and Tollgate Retail Parks and the A12.
- Modern, high-specification suites with shared kitchenette and WC facilities.
- Available on all-inclusive, flexible lease terms.

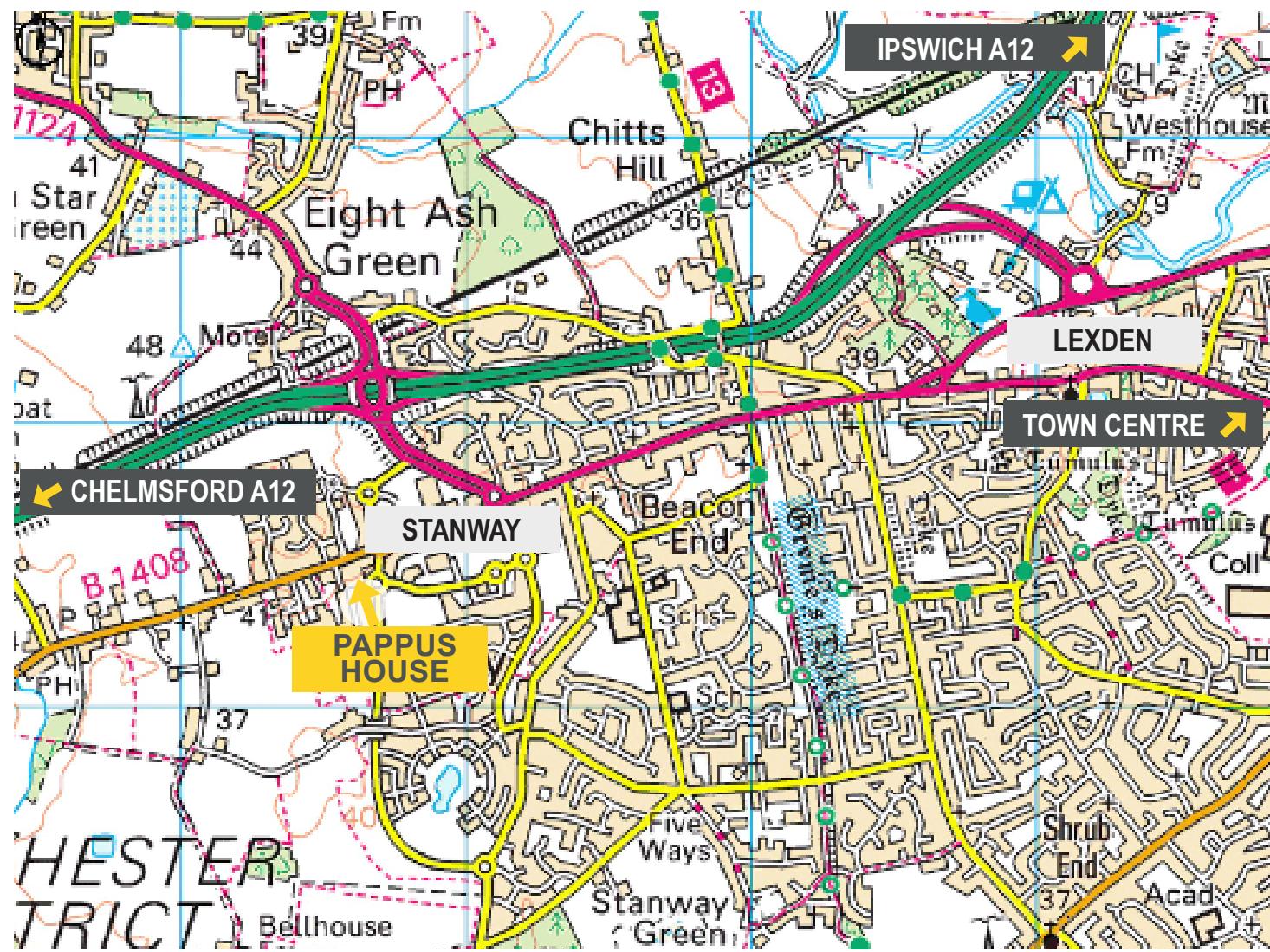
## LOCATION & SITUATION

Pappus House is located less than a mile off the A12 at Stanway in Colchester. Situated in a prime position; Pappus House sits amongst local amenities to include: Stanway Retail Park, Tollgate Business Centre, Stane Retail Park, various restaurants, Jetts Colchester Gym, new housing developments and a Drive Thru Costa Coffee located next door.

Easy access is available to the major road networks, the east coast ports of Harwich and Felixstowe, Stansted International Airport and Marks Tey Railway Station (London Liverpool Street Approximately 50 minutes).

Distances (All Distances Approximate)

- A12 (J26) 0.6 miles
- M25 (J28) 35.7 miles
- Stansted Airport 27.9 miles
- Marks Tey Station 2.5 miles



## DESCRIPTION

The two storey, high quality, modern, purpose built office building comprises a total 12 individual office suites on each floor set around a central atrium. Each office benefits from carpet, perimeter trunking, automatic LED lighting, heating and cooling units, video intercom system, phone and fibre optic (leased line) internet connections.

Within the communal areas there is a range of furniture for the use of all Tenants and visitors. A lift provides access to and from the ground and first floor as well as stair case access. There are shared kitchenette facilities on each floor as well as male and female WC facilities benefiting from a shower/wet room. There is a conference room on site, which is available to hire for an additional charge.

The two available offices are located on the first floor.

Private on-site parking is available on a first come first serve basis with an additional 105 space overflow car park located nearby.

## ACCOMMODATION

Room 23 19.5m<sup>2</sup> (210 sq. ft.)

Room 24 30m<sup>2</sup> (323 sq. ft.)

## ENERGY PERFORMANCE CERTIFICATE

Pappus House has an energy performance rating of B 36. A copy of the certificate can be found on the GOV.UK non-domestic energy performance certificate register.

## 2026 RATEABLE VALUES | BUSINESS RATES

Room 23 £5,200

Room 24 £7,700

The rateable value is less than £12,00 therefore occupiers may benefit from small business rate relief. Interested parties are advised to make their own enquiries with Colchester Borough Council Rates Department

## NOTE

In agreement with the existing occupiers, the Landlord is keen to accommodate non-conflicting businesses.



## AVAILABILITY

The offices will be available for occupation immediately subject to referencing.

## TERMS

The offices are available to let for a term of five years, incorporating mutual rolling break options after the initial twelve months providing either party give 3 months prior written notice.

## RENT

Room 23 £622.04 pcm (£7,824.60 pa) plus VAT

Room 24 £1,002.92 pcm (£12,035 pa) plus VAT

## DEPOSIT

A deposit of a quarters rent plus VAT is to be lodged with the Landlord for the duration of the Tenancy.

## SERVICE CHARGE

The rent is fully inclusive of the Service Charge, to include the following:

- Services: Electricity, water, Emergency GSM (lift alarm), UTM (Unified Threat Management) Secure Packet Filtering Firewall Subscription (optional sandboxing), maintained internet provision, maintained network connectivity, maintained Wi-Fi connection (when option selected).
- Security: Alarm maintenance & monitoring, security patrols, CCTV monitoring, CCTV maintenance, barrier opening.
- General Maintenance: Internet planter maintenance, landscape maintenance, site cleaning/litter picking, rubbish collection & recycling, road sweep, window cleaning, toilets & meeting room cleaning, common area cleaning, road gritting, fabric repairs & maintenance, lamp column LED replacement, gutter clearing.
- Annual Maintenance: Fire Extinguisher Maintenance (common Areas), AC (heating and cooling) maintenance, heating maintenance, lift maintenance, roof inspection, office insurance, water cooler maintenance.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.



## VIEWING

Strictly by prior appointment with the agents, Nicholas Percival Chartered Surveyors. FAO Billy Coe MRICS & Max Copeland

T: 01206 563 222

E: [bcoe@nicholaspercival.co.uk](mailto:bcoe@nicholaspercival.co.uk) & [max@nicholaspercival.co.uk](mailto:max@nicholaspercival.co.uk)

REF: C4792

Beacon End Farmhouse, London Road  
Stanway, Colchester, Essex CO3 0NQ

[www.nicholaspercival.co.uk](http://www.nicholaspercival.co.uk)

**NP** NICHOLAS  
PERCIVAL  
C O M M E R C I A L

All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

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.