

The Colchester Seedbed & Business Centre, Wyncolls Road, Severalls Park, CO4 9HT



## Self-Contained Offices / Studio Units with On Site Car Parking

- Rolling, Monthly Licence Agreements
- Flexible, Easy In-Easy Out Terms
- Licence Inclusive of High Speed Internet Service
- Immediate Occupation & No Legal Costs
- Excellent A12 / A120 Access

To Let From  
**£550 PCM**

**230 sq. ft  
(21.4 sq. m)**



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**1<sup>ST</sup>**

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# Details

## Location

The Colchester Seedbed & Business Centre is a development of 44 individual units located on the popular Severalls Park development directly adjacent to the A12/A120 Interchange providing easy access to the national motorway network.

The Centre is approximately 3 miles from Colchester Railway Station and has a regular Bus service circulating the Business Park. There is a café on site providing hot food and takeaways.

## Description

The office / studio units are clean, small professional environments with carpeted floors, electric wall mounted heaters, insulated suspended ceilings with recessed lighting and wall socket points for electricals and telecoms.

The units benefit from car parking, communal ladies, gents and disabled toilet facilities and a small shared kitchenette.

## Accommodation

(Approximate net internal measurements)

B2*	230 sq ft	21.4 sq m	£550 pcm
B7	412 sq ft	38.3 sq m	£815 pcm

\* Available from November 2021

**VAT is applicable on the monthly licence fee at the statutory rate.**

## Inclusive Monthly Licence Agreement

The rolling monthly licence agreements are inclusive of: water rates, buildings insurance, refuse / recycling collection, external grounds maintenance, repairs, lighting and cleaning to the kitchenettes / toilets, CCTV cameras, site security patrols and on site management.

## Terms

The units are available on 'Easy in, Easy out' monthly licence agreements.

Licence fees are to be paid monthly in advance by Direct Debit.

VAT is applicable at the statutory rate.

Full Licence Terms & Conditions available upon request.

## Deposit

A repairs deposit equivalent to two month's licence fee is to be paid prior to occupation of the unit. A unit can be reserved for up to 30 days with a non refundable deposit of £500.00.

## Inclusive Internet Connectivity

The unit is equipped with fibre internet connection and this is an inclusive service (up to 200gb of data / per month) within the monthly licence agreement.

This rolling one-month contract allows for flexibility to change and adapt your needs. Connections are supplied directly by the Landlord and are monitored and charged by usage on a monthly basis by Direct Debit.

A Capital Connect digital telecoms handset and local area code telephone number is also supplied as an inclusive service within the licence agreement.

Call costs are charged by the Landlords on a monthly basis by Direct Debit.

## Utilities

Electricity is supplied and metered by the Landlords and is charged on a monthly basis by Direct Debit.

**Note: Occupiers are not permitted to change the suppliers.**

## Business Rates

Licensees are responsible for their individual Business Rates. Small business rate relief may be available to eligible businesses.

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

Contact Colchester Borough Council Business Rates Team Tel: 01206 282300.

## Energy Performance Certificate (EPC)

A copy of the EPC assessment is available upon request.

## Viewing

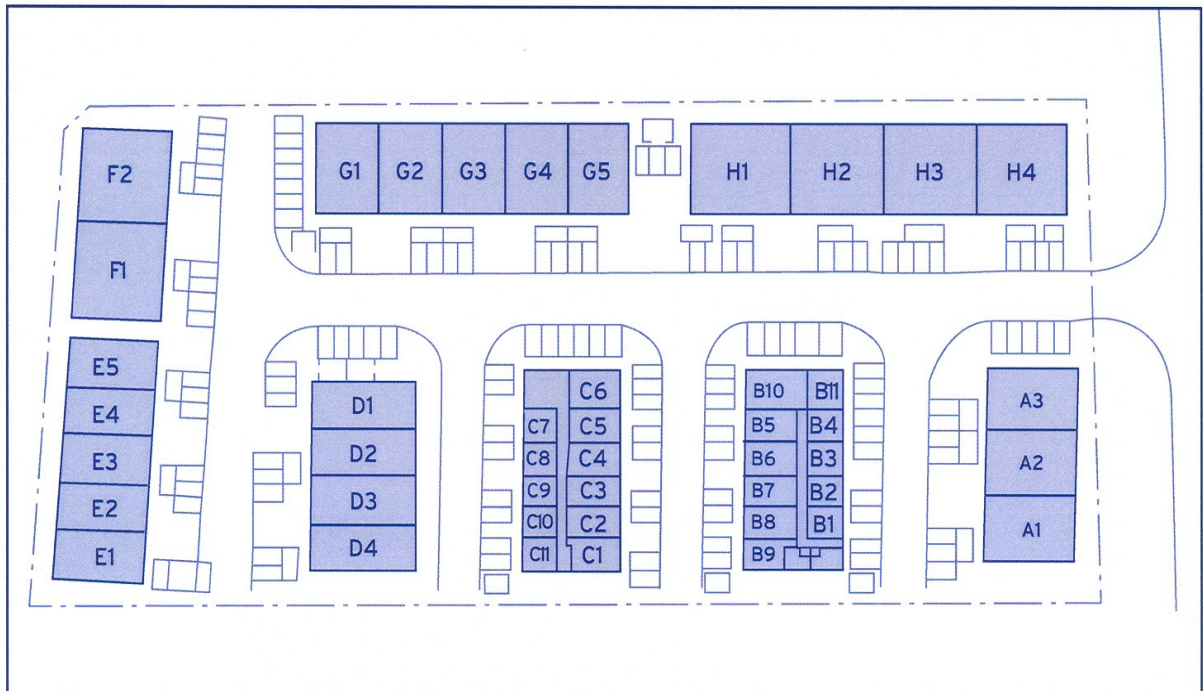
Strictly by appointment via sole letting agents:  
**Fenn Wright**

**01206 85 45 45**

fennwright.co.uk

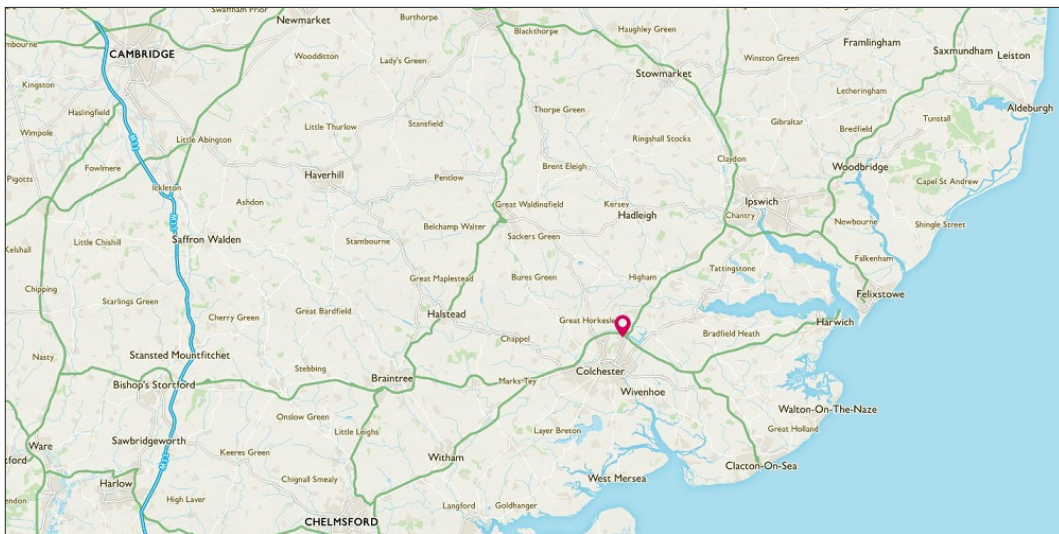
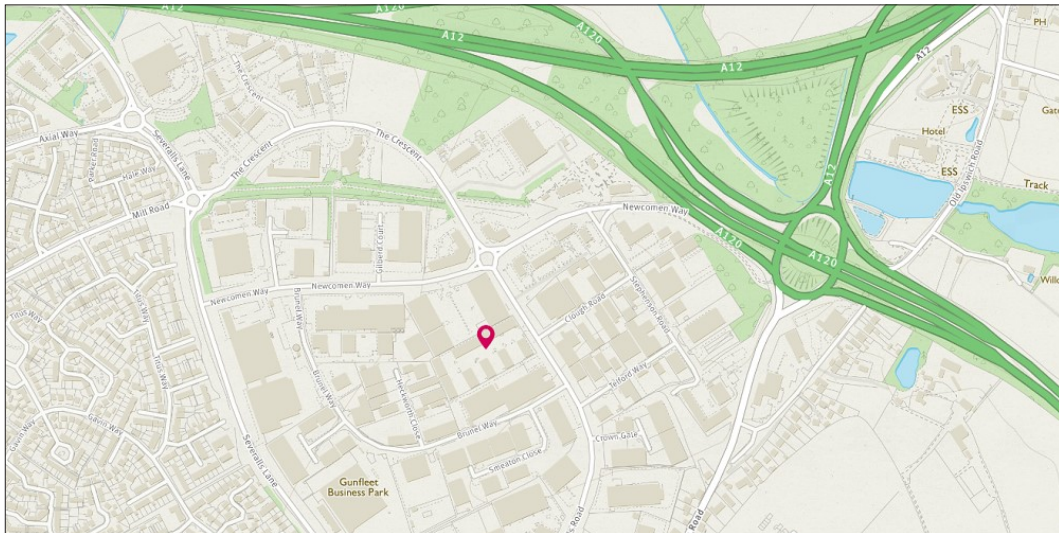
[colchestercommercial@fennwright.co.uk](mailto:colchestercommercial@fennwright.co.uk)





Ground floor





For further information

**01206 85 45 45**

[fennwright.co.uk](http://fennwright.co.uk)

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