

**AVAILABLE TO LET**

Well Presented First Floor Office Suite With On Site Car Parking

Rowan House, 33 Sheepen Road,  
Colchester, Essex, CO3 3WG

**RENT**

£90,000  
per annum

**AVAILABLE AREA**

5,456 sq ft  
[506.88 sq m]

## IN BRIEF

- » Very Well Presented First Floor Offices
- » Prominent City Centre Building
- » A Mix of Open Plan Space & Meeting Rooms
- » Excellent Specification Including AC and LED Lighting
- » 18 Allocated Car Parking Spaces

## LOCATION

Rowan House is prominently situated on Sheepen Road, approximately 0.5 miles north of Colchester city centre and within walking distance of Colchester North Station, which provides direct services to London Liverpool Street (approx. 55 minutes). Positioned in well-established commercial location, Sheepen Road forms one of the principal routes linking the city centre with the A12 (Junction 28), offering excellent road connectivity and accessibility. The surrounding area comprises a mix of office, educational, retail, and leisure occupiers, benefiting from strong footfall and good public transport links.

## DESCRIPTION

The office accommodation is presented to a very high standard with two large open plan areas along with a reception area, five separate director offices/meeting rooms, two large meeting/training rooms, a store room, and two kitchenette/staff room areas.

The office benefits from good levels of natural light, suspended ceilings with LED lighting, heating / cooling via ceiling cassettes, raised access flooring, and shared W/C facilities.

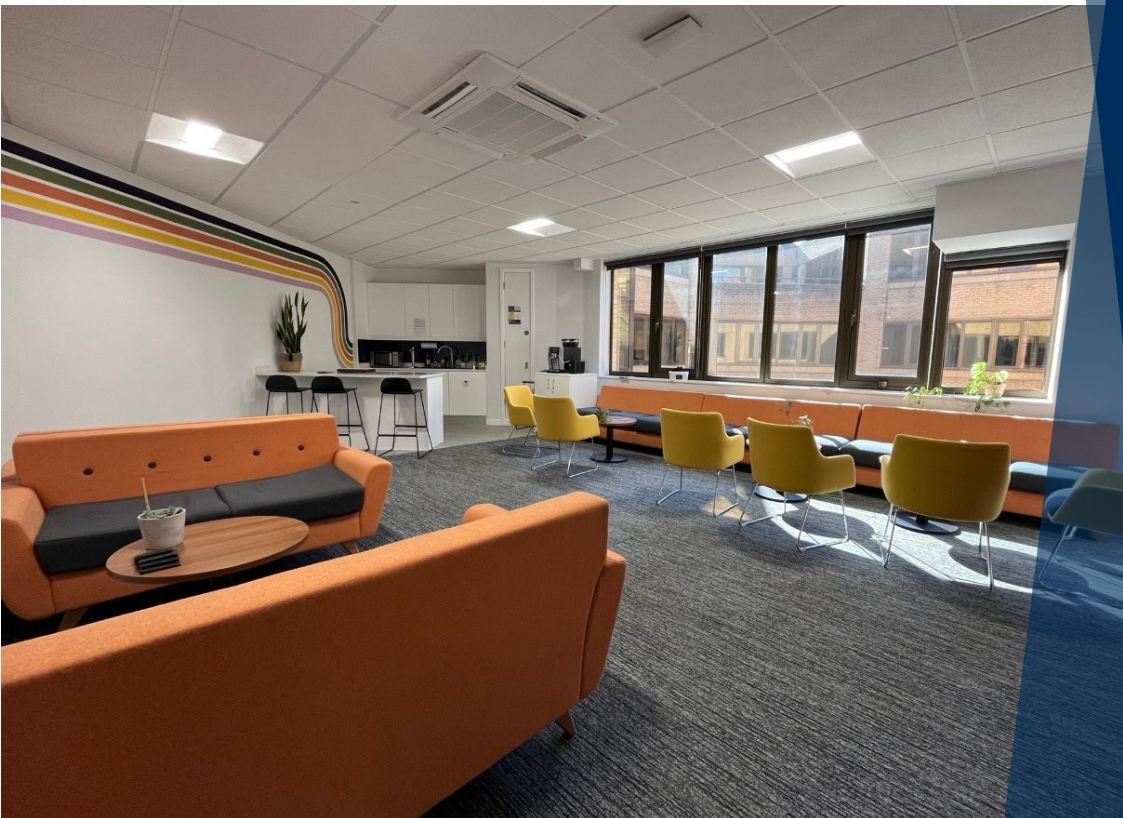
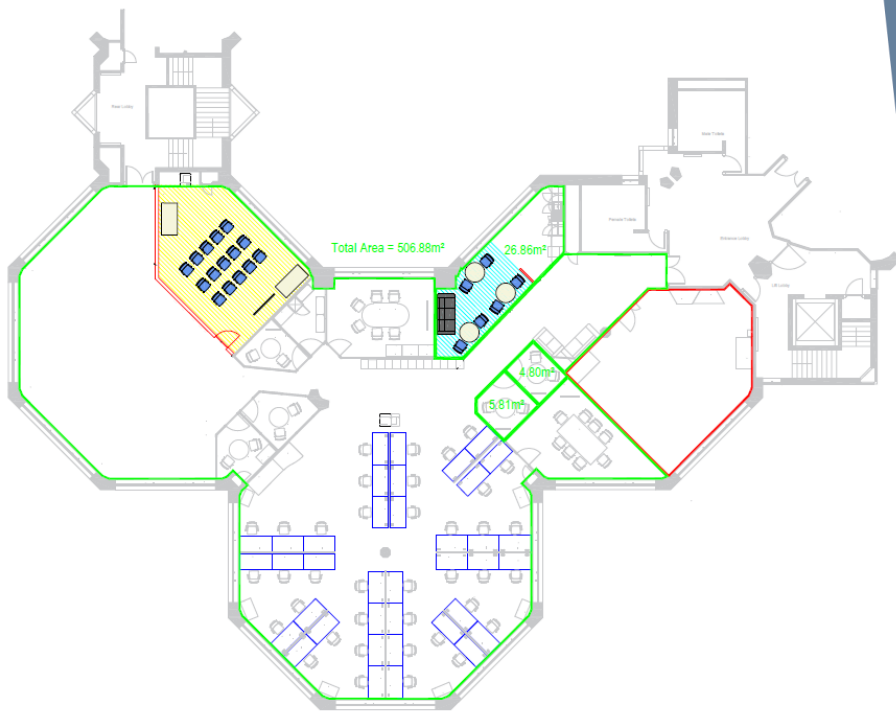
There are eighteen allocated car parking spaces on site.

## ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Total: 5,456 sq ft [506.88 sq m] approx.





## TERMS

The premises are available to let on a new effective full repairing and insuring lease, lease length and terms to be agreed, at a rent of £90,000 per annum plus VAT.

## SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas.

The approx. cost for the current year is £TBC plus VAT.

## BUILDINGS INSURANCE

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant. The approx. cost for the current year is £TBC plus VAT.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £93,000. Therefore approx. payable £44,640. We recommend all parties make their own direct enquiries with the local rating authority.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class B (43) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

## VAT

The property is elected to VAT. Prospective tenants should therefore be aware that VAT will be payable at the prevailing rate on the rent and service charge.

## LEGAL COSTS

Each party will bear their own legal costs.

## FLOOR PLAN

The adjacent floor plan is provided for indicative layout purposes only. The floor plan is not to scale and not to be relied upon. The area outlined in red is not included.

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

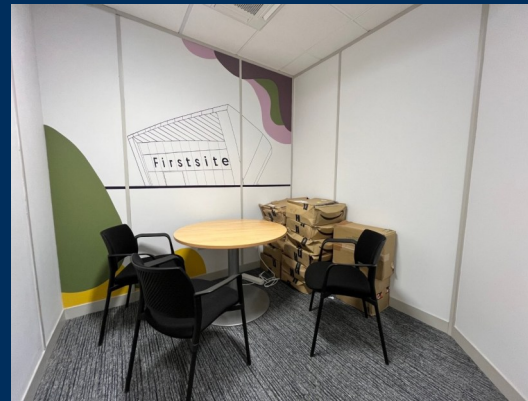
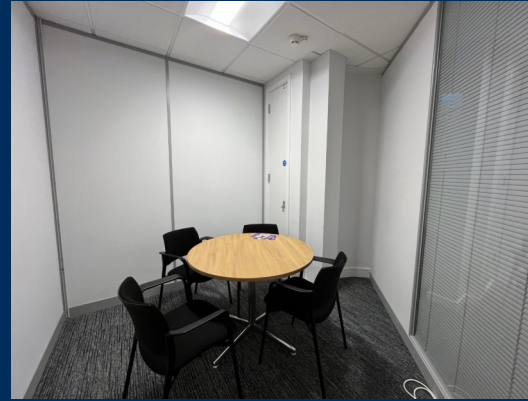


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OS licence no: TT000311015

Particulars created 30 April 2026

**Fenn Wright**

