

# Building

Reimagine your  
workspace.

## Building 200

8,250 sq ft Grade A fully decarbonised  
workspace available to let.



# Building

Building 200 comprises a two storey detached HQ office building, set within mature landscaped grounds, prominently located at the entrance of Colchester Business Park.



Refurbishment expected to be completed Q3 26.



# Building

An impressive entrance foyer provides stairs and lift access to the first floor office accommodation. The offices are to be provided in an open plan format ready for an occupiers own fit out. WC and shower facilities are provided along with an open plan kitchenette area.

The refurbished specification is to include; new ceilings with recessed LED lighting and all electric heating / cooling system, 8 person passenger lift, floor to ceiling aluminum double glazed windows, raised access floor with a carpet tile covering.

High Speed Fibre Broadband is available and 106 car parking spaces are provided on-site with an additional 50 spaces provided in the adjoining car park.



## Refurbished Specification



### Lighting

Energy efficient, controllable LED lighting



### Connectivity

New fibre infrastructure



### Air conditioning

Zoned VRF air conditioning systems including heat recovery ventilation to provide fresh air



### Business lounge

Collaborative workspace and break out areas



### End of trip facilities


New shower/changing facilities



### Cycling facilities

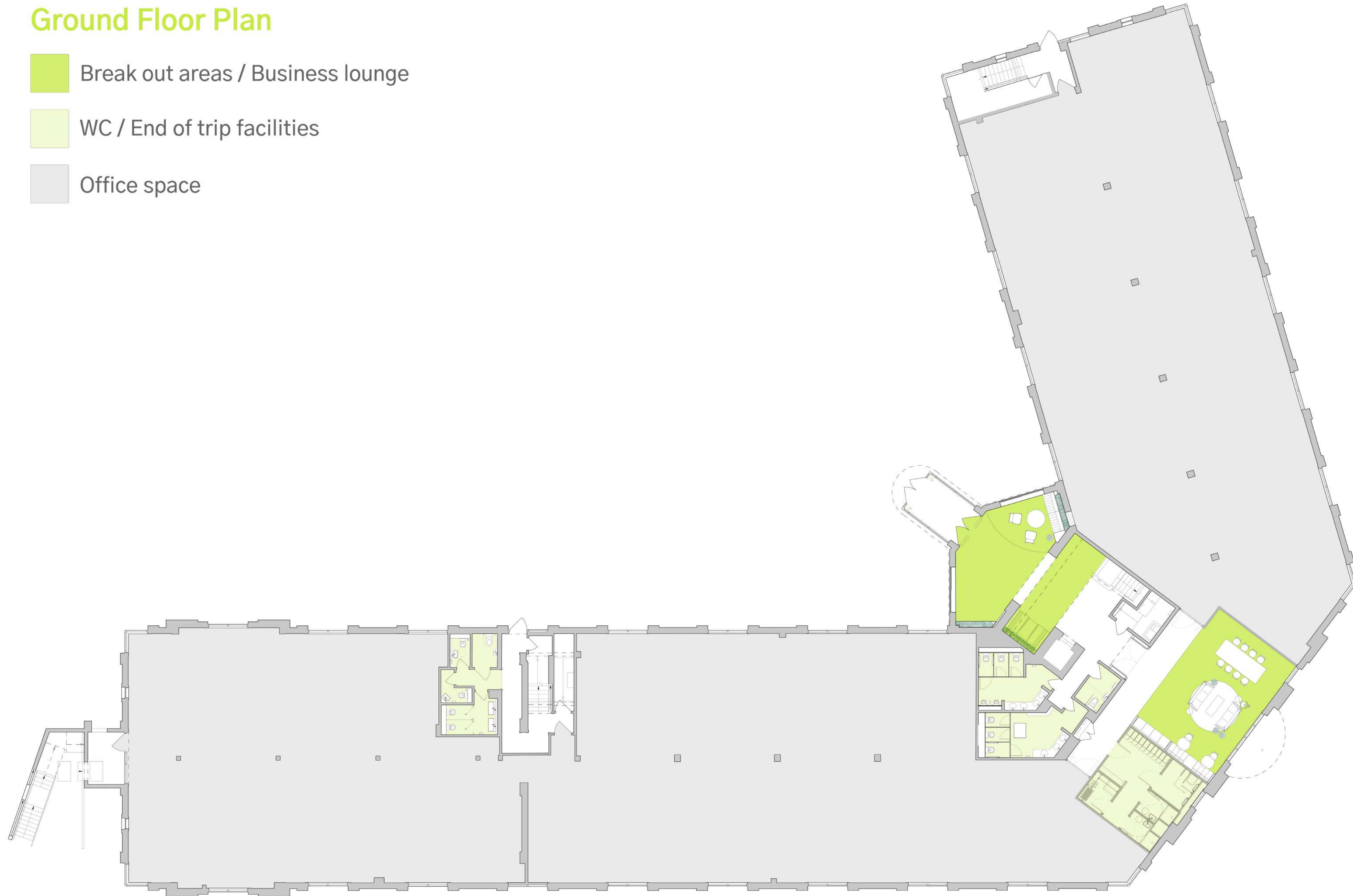
New bicycle storage

## Ground Floor Plan

 Break out areas / Business lounge

 WC / End of trip facilities

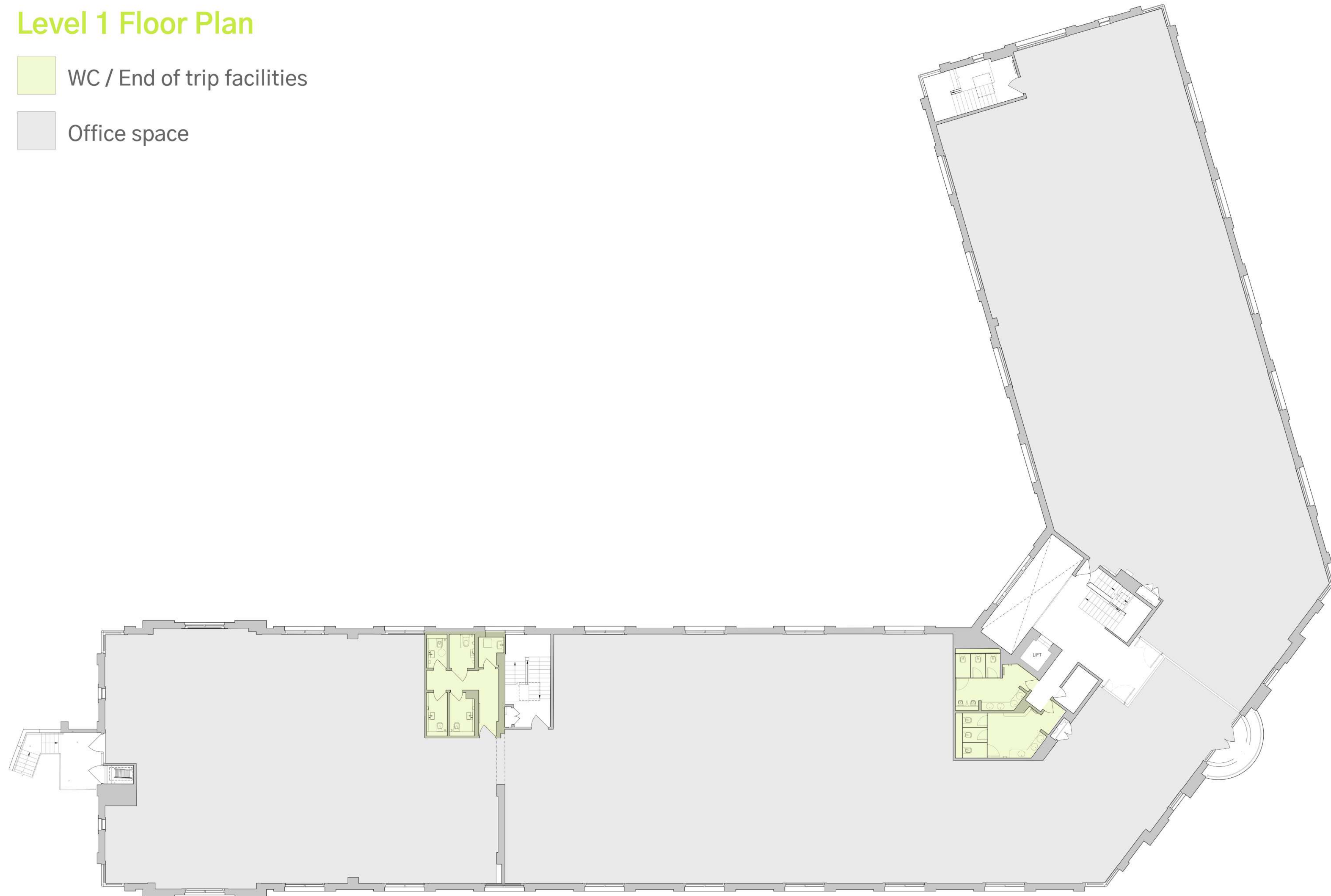
 Office space

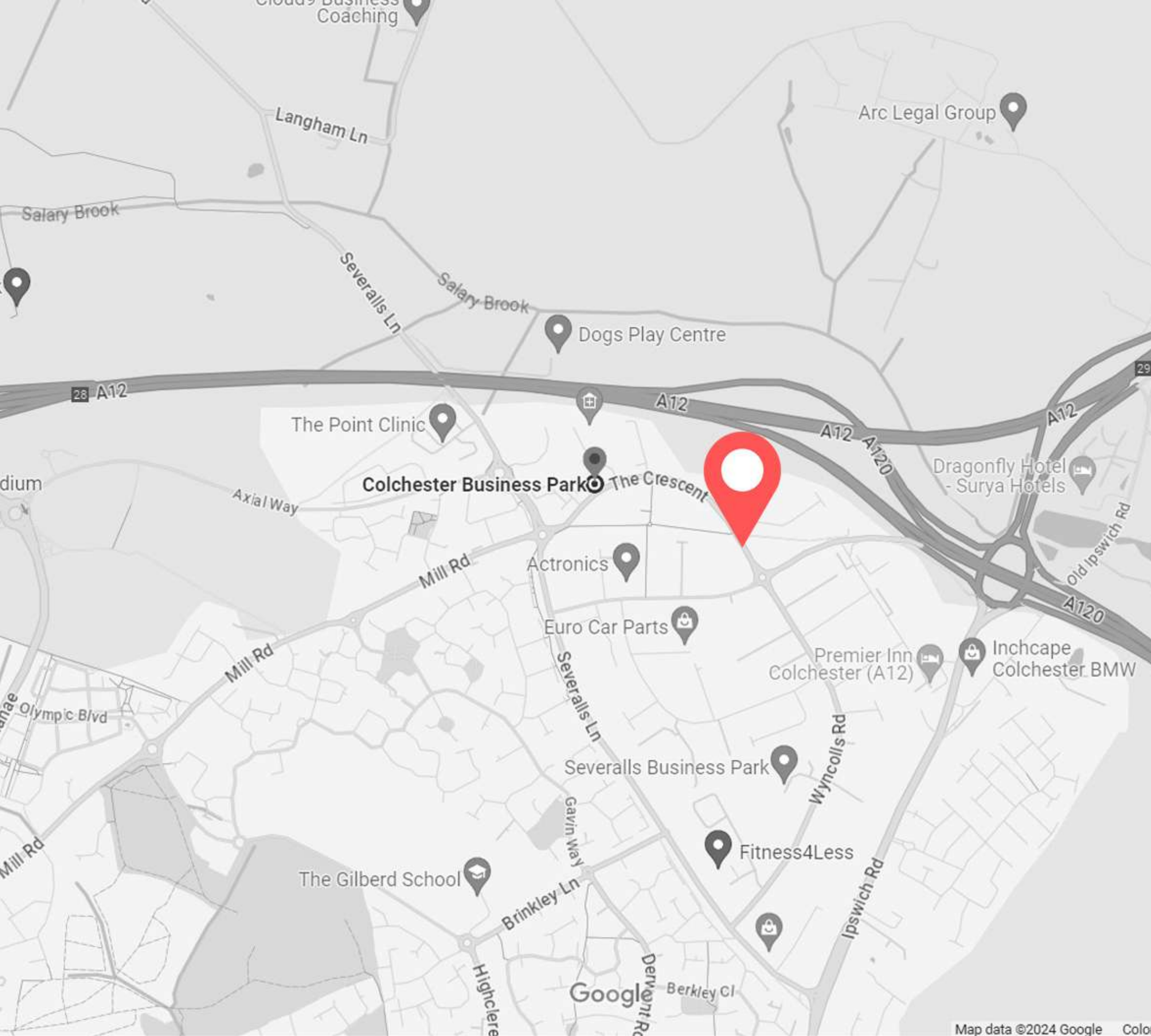


# Level 1 Floor Plan

WC / End of trip facilities

Office space





## Location

Colchester Business Park is located to the north of Colchester directly adjacent to the A12 / A120 interchange which provides excellent access to the UK's major motorway network.

Colchester City Centre and main line railway station (London Liverpool St approx. 55 mins) is approximately 3 miles distant. Located on the Business Park is a restaurant, newsagents / shop, coffee shop, dentists, hairdressers and gym.

### **200 The Crescent**

Colchester Business Park  
Colchester  
Essex  
CO4 9YQ

Grid Reference: TM 00982 29052

Latitude: 51.923697

Longitude: 0.92145170

## Terms

The office is available To Let on a new full repairing basis, with lease length and terms to be agreed. Rent available upon request. We are advised that VAT is applicable at the prevailing rate.

## Service Charge

A service charge is applicable. Further details are available upon application.

## Buildings Insurance

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the occupier.

## Business Rates

To be assessed.





## Energy Performance Certificate (EPC)

Expected B rating.

## Anti-Money Laundering Regulations

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

## Contact us

Viewings strictly by joint agents.



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