



AVAILABLE TO LET

Well Presented First Floor Serviced Office

Office F, Hophouse, Colchester Road
West Bergholt, Essex, CO6 3NW

RENT

£730 (no VAT)
per month

AVAILABLE AREA

223 sq ft
[20.7 sq m]

IN BRIEF

- » First Floor Office With Shared Facilities
- » 'All Inclusive Flexible' Licence Terms
- » Heating & Cooling, Superfast Fibre Broadband
- » On Site Car Parking
- » Good Access to Colchester City Centre & A12

LOCATION

West Bergholt is a well-established large rural village and civil parish in Essex, located close to the Essex/Suffolk border and approximately 3 miles north-west of Colchester city centre. The village has origins dating back to medieval times and forms part of the City of Colchester district, with its own Parish Council.

The property is situated on Colchester Road, which connects with Bergholt Road and provides direct access to Colchester. Colchester mainline railway station is approximately 2 miles distant, offering direct services to London Liverpool Street in approx. 55 minutes. Access to the A12 dual carriageway is also readily available, approximately 2 miles from the property.

DESCRIPTION

The property provides serviced office accommodation at first-floor level, comprising a number of cellular offices arranged around a carpeted communal area with seating, shared kitchenette and W/C facilities.

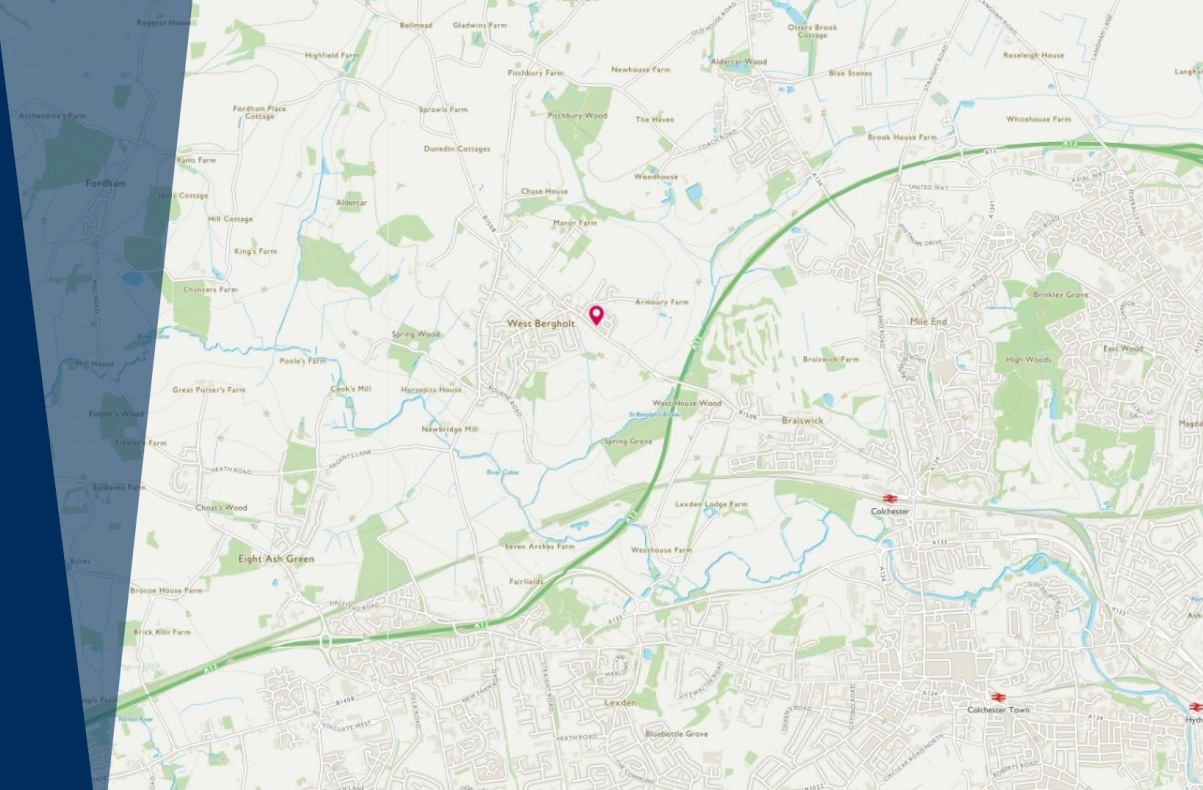
The offices are finished to a high specification, including heating & cooling, Velux windows, LED lighting, and vaulted ceilings. Access is via a communal entrance lobby at ground floor, with a single staircase leading to the first-floor offices.

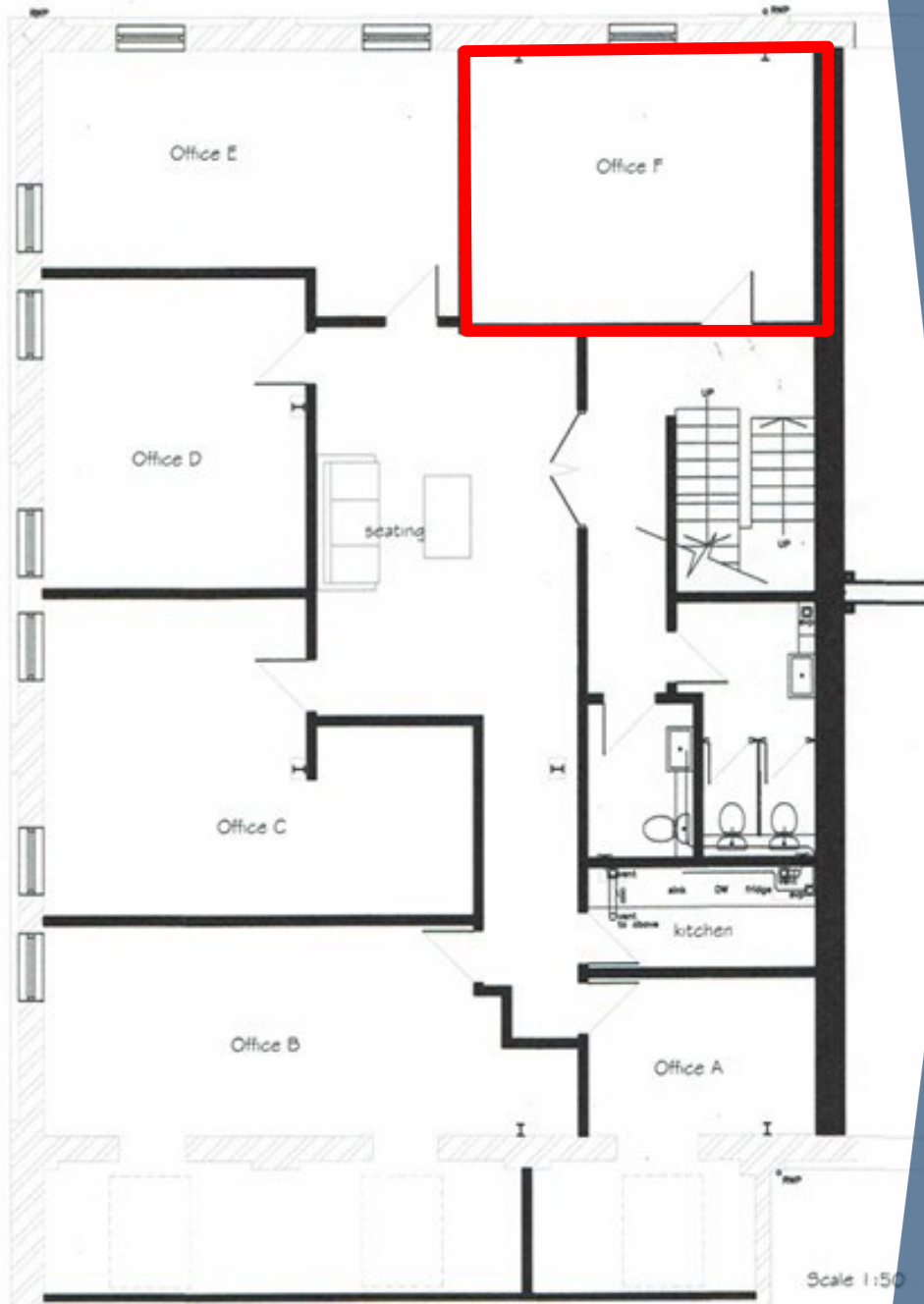
There is unallocated car parking available on site.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Office F: 223 sq ft [20.72 sq m] approx. £730 pcm





TERMS

The office is available by way of simple licence agreements, at an inclusive rent of £730 per month.

The rent includes fibre broadband, electricity, water rates, buildings insurance, maintenance of the estate's communal areas, landscaping, parking areas and lighting, refuse collection, sewage, and exterior decoration.

We are advised that VAT is not applicable.

DEPOSIT

A deposit equivalent to two month's licence fee is to be paid prior to occupation of the office, as well as the first month's rent in advance.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (55) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

BUSINESS RATES

The offices are currently subject to individual Business Rates assessments, and it is anticipated that the rateable values will fall below the £12,000 threshold.

For rateable values below £12,000, 100% small business rate relief may be available, subject to eligibility.

We recommend all parties make their own direct enquiries with the local rating authority.

SUPERFAST FIBRE BROADBAND

Hopouse has installed superfast fibre broadband, which is included within the monthly office rent .

The speed, at 200mbps, is via lease line, which ensures no shortfall of service during peak times.

VAT

We have been advised that VAT is not applicable.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

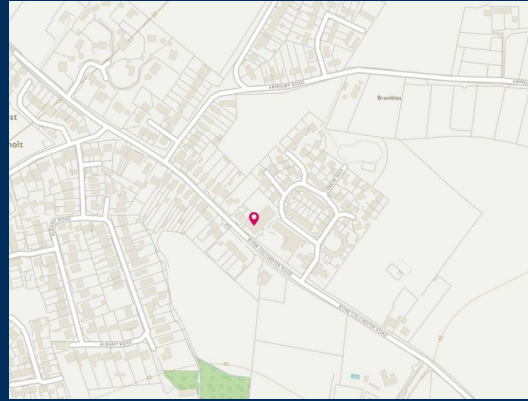
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Communal Area

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OS licence no: TT000311015

Particulars created 29 April 2026

Fenn Wright

