



REDUCED FIRST & SECOND YEARS RENT AVAILABLE*

*reduced rents subject to lease terms and tenant covenant

Available TO LET - High Quality Office Building With Excellent A12 Access

**13 De Grey Square, De Grey Road,
Colchester, Essex, CO4 5YQ**

RENT

£22,000
per annum (plus VAT)

AVAILABLE AREA

1,525 sq ft
[141.7 sq m]

IN BRIEF

- » Two Storey Office Building
- » Air Conditioning & Two Meeting Rooms
- » Kitchenette & Tea Point Facilities
- » Predominantly Open Plan Layout
- » Six Allocated Car Parking Spaces & Visitor Spaces

LOCATION

De Grey Square is a prestigious and modern office development located just off Severalls Lane, adjacent to Colchester Business Park with easy access to the A12/A120 (junction 28). Colchester City Centre and mainline railway station (Liverpool St approx. 55 mins) is approximately two miles away. The surrounding area is a well established commercial hub, home to a wide range of professional businesses, amenities, and transport connections.

DESCRIPTION

The office accommodation is self-contained and arranged over two floors. The property benefits from an entrance lobby with stairs leading to the first floor. The ground floor provides predominantly open plan office space, along with a meeting room, kitchenette, an accessible W/C, and a separate external access. The first floor comprises an open plan office area, a directors' office/ meeting room, and an additional W/C.

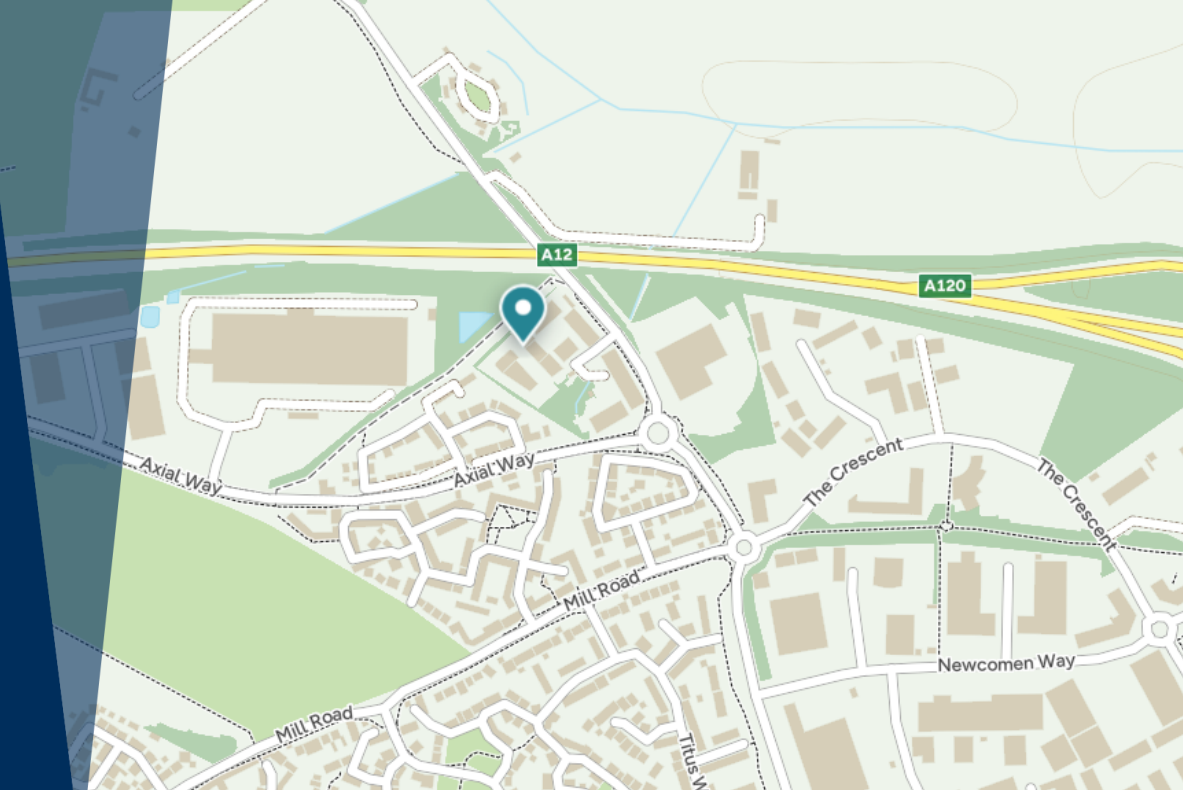
The specification includes carpeting, lighting, suspended ceilings, perimeter trunking for power and data, and heating / cooling (not tested).

The property benefits from six allocated car parking spaces, with additional shared visitor parking available on site.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Ground Floor: 756 sq ft [70.2 sq m] approx.
- » First Floor: 769 sq ft [71.5 sq m] approx.
- » Total: 1,525 sq ft [141.7 sq m] approx.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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TERMS

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £28,000 per annum (plus VAT).

An initial introductory offer may be considered for years 1 and 2, subject to lease terms and tenant covenant, consisting of:

Year 1: £22,000 per annum (plus VAT)

Year 2: £25,000 per annum (plus VAT)

BUILDINGS INSURANCE

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

For the current year the approximate cost is £430.22 plus VAT.

SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas (CCTV, barrier), landscaping, lighting and car parking areas, estate signage, waste refuse and window cleaning.

Approximate cost for the current year is £725.33 plus VAT, payable on account.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £28,500. Therefore estimated rates payable of approximately £12,315 for the current year.

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

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class B(37) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

VAT

We are advised that VAT is applicable.

All rents and prices are exclusive of VAT under the Finance Act 1989.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to verify the identity, private residence and source of funds (where applicable) of prospective tenants prior to solicitors being instructed.

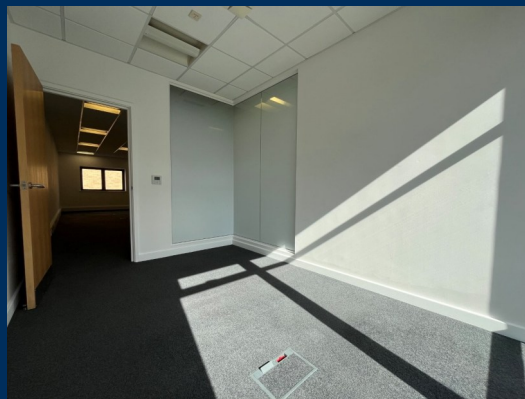
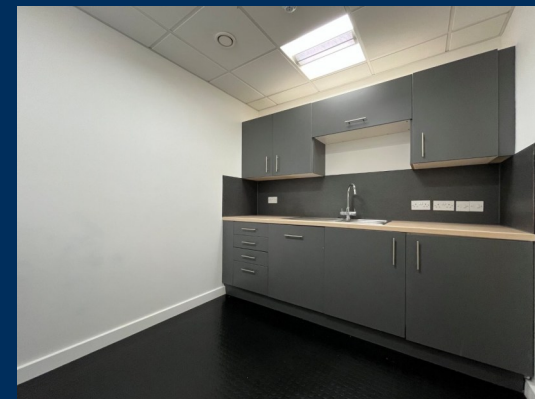
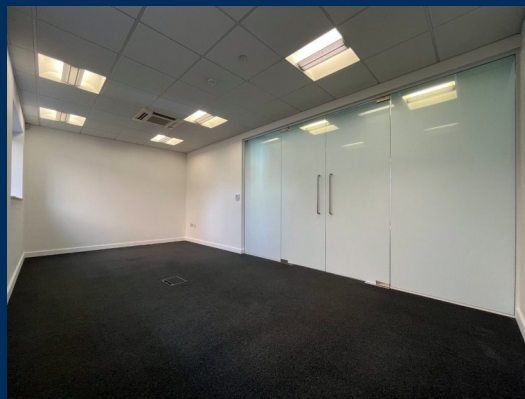
An administration fee is payable, and further details are available upon request.

VIEWINGS STRICTLY BY APPOINTMENT VIA SOLE LETTING AGENTS:

Fenn Wright
882 The Crescent
Colchester Business Park
Colchester
Essex CO4 9YQ

Contact:
T: 01206 854545
E: colchestercommercial@fennwright.co.uk

fennwright.co.uk
01206 854545



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- All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
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OS licence no: TT000311015

Prospective tenants should note that RICS members and RICS regulated firms must comply with the RICS Code for Leasing Business Premises ([available here](#)). We strongly recommend that all prospective tenants seek professional advice from a qualified surveyor or solicitor before entering in to any legally binding commitment or signing a lease.

Particulars created 24 August 2026

