

Parkside

Knowledge Gateway

University of Essex Campus, Nesfield Road,
Colchester, Essex, CO4 3ZL.

Clingoe House

32,432 sq ft
(3,013 sq m)

Available Now

Office - To Let
1,873 sq ft to 32,432 sq ft



University of Essex

**A unique opportunity to
locate to a landmark building
on a global campus.**





The construction of Clingoe House at the Knowledge Gateway completed in January 2024 and is available now for immediate occupation.

Clingoe House is located in a landmark position at the very entrance of the Parkside Knowledge Gateway making it an impressive headquarters building. It sits adjacent to the established first and second phase of Parkside Office Village.

Whilst the preference is to secure a single tenant for the remainder of the space, the accommodation is highly flexible and can be let on a part floor basis with a range of office suites capable of being created.

The Colchester Campus, in which the Parkside Knowledge Gateway sits, is a Green Flag Award winner and has won the UK People's Choice Award four years running.

The specification includes:

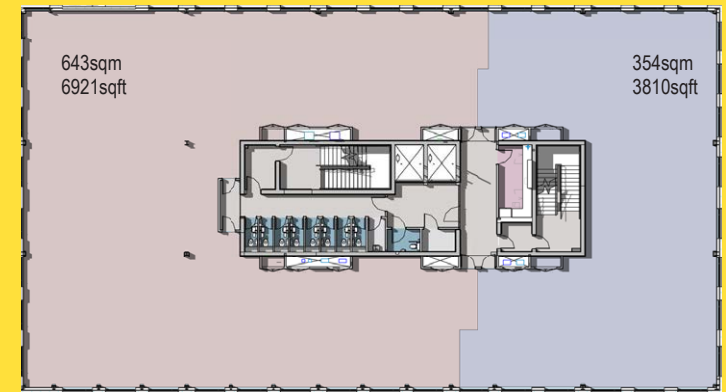
- LED lighting
- Full access raised flooring
- Two passenger lifts
- Shower facilities
- Suspended ceilings
- Air Conditioning / Comfort Cooling
- Full CCTV and 24-Hour security
- A building concierge (if required)
- On-site parking - 1:30sq.m
- BREEAM – Very Good / EPC – A
- Eco-friendly 'green roof' with PV panels



Accommodation



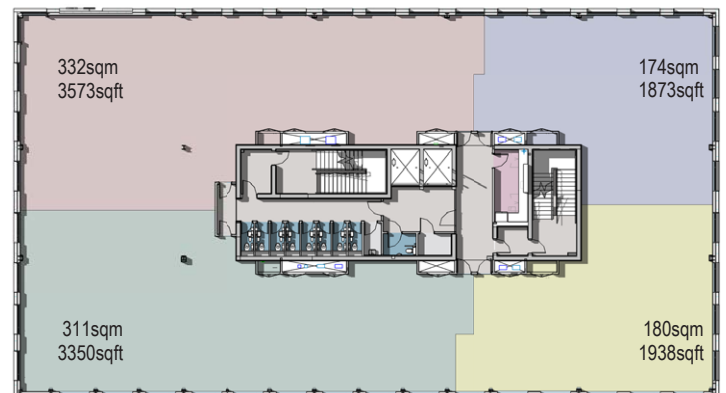
Examples of flexible accommodation.



Typical Floor Plan - Option 1 - 2 suites



Typical Floor Plan - Option 2 - 3 suites

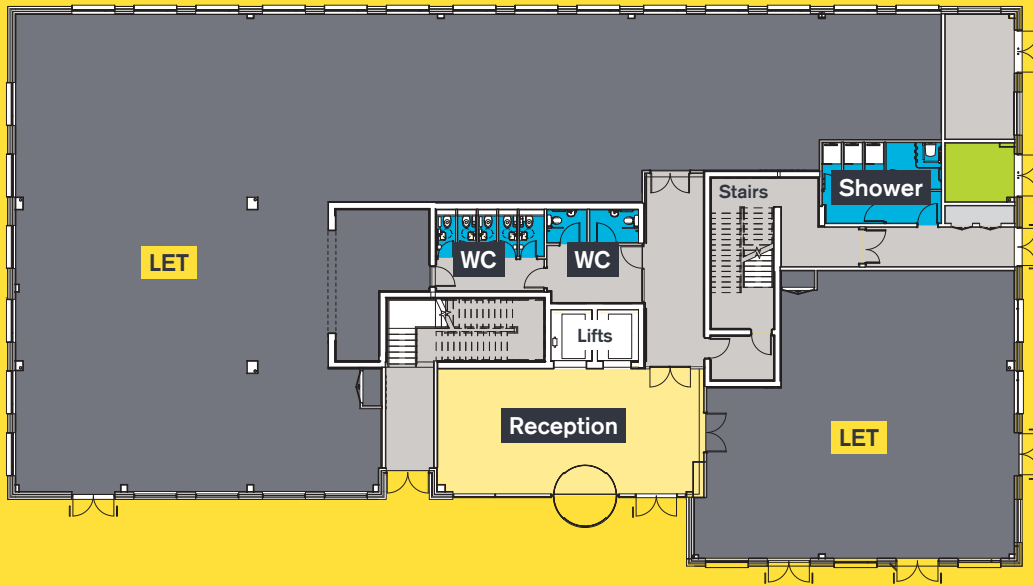


Typical Floor Plan - Option 3 - 4 suites

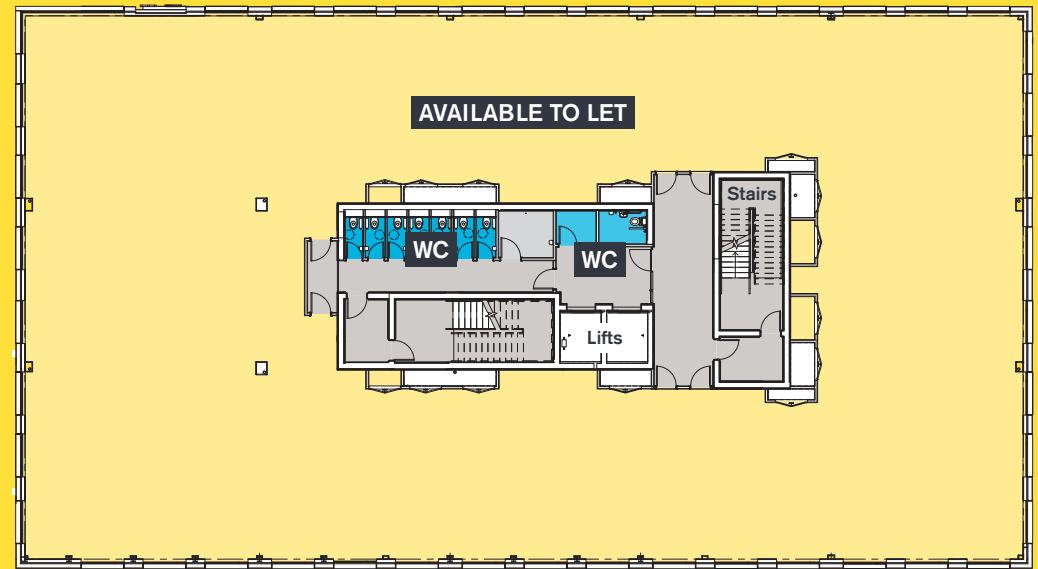
The opportunity for you to create the perfect working environment.

The floor plans show approximate Net Internal Areas.

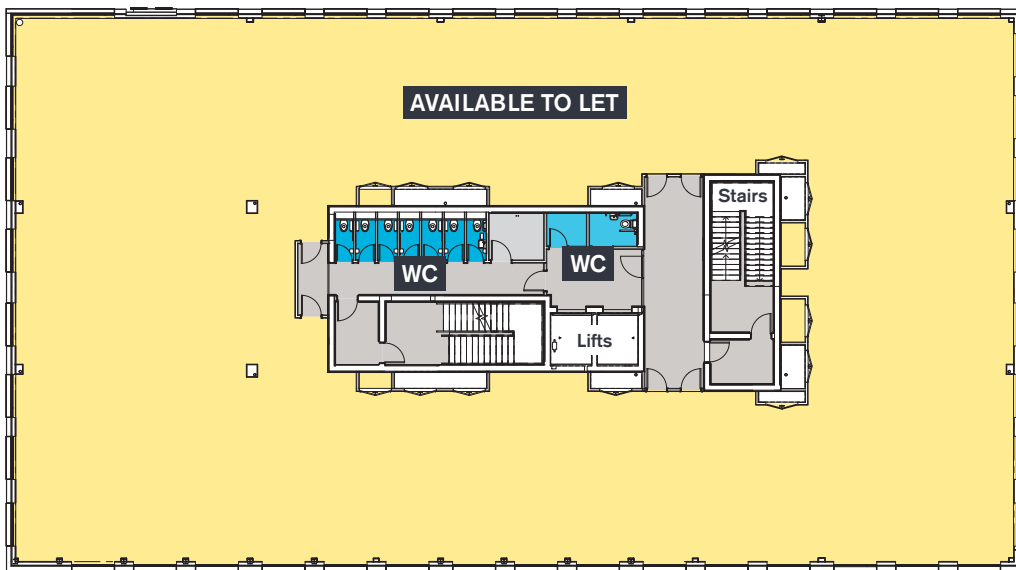
	sq ft	sq m	Availability
Ground Floor Reception	786	73	
Ground Floor Office 1	1,927	179	LET
Ground Floor Office 2	6,426	597	LET
First Floor Office	10,807	1,004	Available to Let
Second Floor Office	10,807	1,004	Available to Let
Third Floor Office	10,818	1,005	Available to Let
Total:	41,571	3,862	



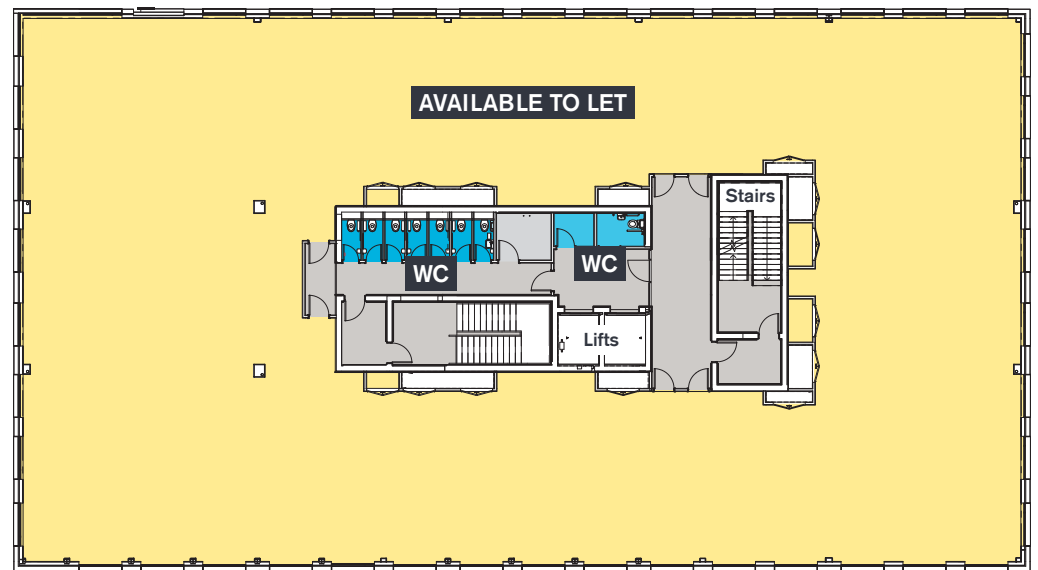
Ground Floor



1st Floor



2nd Floor



3rd Floor

Knowledge Gateway

Set in 200 acres of mature parkland, the University of Essex's Colchester Campus has been home to the Knowledge Gateway research and technology park since 2010.

Focused on providing a perfect home for business, Parkside is the first and most widely established phase and has more than 20 resident companies with further ambitious development plans for the future. Future developments at The Heath and The Ridgeway will see a considerable amount of further high-quality office and R&D space created.

The Knowledge Gateway's Innovation Centre opened in June 2019. This exciting development of 38,000 sq ft provides the space, plus the vital hands-on support, to help 50 start-ups and small businesses scale-up and succeed.

On-Campus facilities include:

- Four-star Wivenhoe House Hotel and brasserie
- Conferences facilities supported by Event Essex
- Childcare at Wivenhoe Park Day Nursery 8am to 6pm
- Sports centre and gym with membership and classes
- Excellent cafés, restaurants and bars
- 24-hour mini-market, ATMs, Post Office
- Lakeside Theatre and Art Exchange gallery
- Landscaped parkland covering more than 200 acres
- Research facilities including ESSEXLab
- State-of-the-art interpreting lab similar to UN standards

Current Occupiers include:



Clingoe House Parkside, Knowledge Gateway



Knowledge Gateway businesses benefit from support to access a talented pool of students and recent graduates. They can inject enthusiasm and fresh approaches into your business.

The University of Essex is one of the best for working with business and is number one for Knowledge Transfer Partnerships in the UK with 40+ R&D projects with businesses (UKRI, March 2022).

Essex is top 30 in the UK (Complete University Guide 2022)

88% of graduates are in employment or further study (Graduate Outcomes 2021)

We are Top 25 for international outlook (Times Higher Education, World University Rankings 2022)

25th in the UK for research quality (Times Good University Guide 2022)

Further information at 3a.knowledge-gateway.co.uk



Location

The Knowledge Gateway is within the University of Essex's Colchester Campus. The site is conveniently accessed off the A113, three miles west of Colchester town centre.

The A12 is an easy drive giving access to London and Cambridge and the wider UK motorway network.

Excellent amenities include cafés, restaurants, bars, post office, a 24 hour mini mart and a sports centre and gym.



Colchester

Colchester offers many benefits as a base for your business. It is rapidly growing, with the population forecast to increase by 24% to 224,700 by 2031 backed by major regeneration efforts by Colchester Borough Council.

As well as a great range of shops and services, the area offers superb quality of life for employees, with Dedham Vale and Constable Country within a few miles, rural Suffolk to the north and the many picturesque Essex coastal towns and villages to the east, all easily commutable from the Knowledge Gateway.

Labour Supply

Economically Active	99,500
In Employment	95,300
Employees	85,700
Self Employed	9,600
Unemployed	3,600

Source: Nomis

Transport links

By Car

Colchester Town Railway Station	2.4 miles
Central Colchester	3 miles
Cambridge	70 miles
London	60 miles

By Train

London Liverpool Street	52 minutes
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Airports

London Stansted	34 miles
London Luton	74 miles
London Heathrow	85 miles
London Gatwick	86 miles



Fresh space to help business flourish



Terms

The space is available to let on Full Repairing and Insuring Terms by way of a service charge.

Legal Costs

Each party are to be responsible for the payment of their own legal costs.

3a.knowledge-gateway.co.uk

Service Charge

A Service Charge will be administered to cover the costs of the fabric and commons parts of the building, estate and service roads. Details can be provided upon request.

VAT

VAT will be charged on the rents.

Further Information:

For further information and to view the building, please contact the Joint Agents.



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