



University of Essex

Building

**B1**

# Parkside

Knowledge Gateway

**TO LET**

Modern Office Suite  
1,195 Sq Ft (111 Sq M)

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

- Vibrant and Innovative Business Park Location
- Full CCTV, Fibre Broadband and 24 Hour Monitoring
- 3 Car Parking Spaces
- Student Benefit Opportunities
- Institutional Specification
- Available as a Whole or in Part

## 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.



## Description

Comprising a modern self-contained two storey terraced building completed in 2019, the accommodation is built to an exceptional institutional standard including full access raised floors, lift, CCTV, 24hour security, comfort cooling, kitchen and WC facilities. Car parking spaces are provided in parking groves.

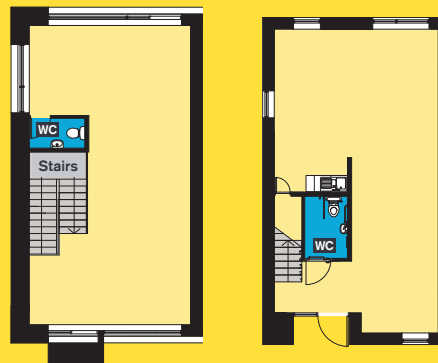


Indicative internal floor plate.

## Accommodation

The property has the following net internal area (NIA):

	sq ft	sq m
Ground Floor	595	55
First Floor	600	56
Net Internal Area	1,195	111



First Floor

Ground Floor

## Terms

The property is available of a new lease to be drawn on a Full Repairing and Insuring (FRI) basis for a term of years to be agreed incorporating periodic upward only rent reviews.

## Rent

£19,120 per annum exclusive of rates, VAT and all other outgoings, payable quarterly in advance.

## Service Charge

The property is subject to a service charge. Further details available upon request.

## Business Rates

We are advised by the Valuation Office that the property has a Rateable Value of Ground Floor: £8,200 / First Floor: £8,800.

## Planning

The subject property has an established Class E (office) use. Interested parties are advised to contact the local Planning Authority to satisfy their proposed use conforms with the current planning consent.

## Energy Performance Certificate

The property has an EPC rating of B (27). A copy of the certificate is available upon request.

## Further Information:

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



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