

**Reimagine your
workspace.**

Building 200

30,000 sq ft available to let

Building



Building

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



Available to let in 2024, this newly refurbished space includes fully furnished break out areas and modern amenities, energy efficient upgrades and enhanced building security with parking. 30,000 sq ft available to let in total, with areas available from 5,000 sq ft.



Building

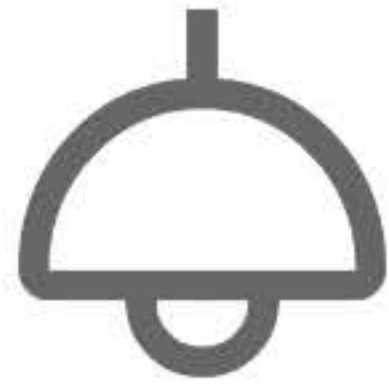
An impressive entrance foyer provides stairs and lift access to the first floor office accommodation. The offices are to be provided in an open plan format ready for an occupiers own fit out. WC and shower facilities are provided on both floors along with an open plan kitchenette area.

The refurbished specification is to include; suspended ceilings with recessed LED lighting and 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



Wi-Fi infrastructure

New Wi-Fi infrastructure



Cycling facilities

Bicycle storage and changing facilities



Amenities

New business lounge and break out areas including kitchen



Landscaping / exterior

Landscaping package and exterior refurbishments



Air conditioning

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

Proposed Ground Floor GA Plan

GA NOTES

All drawings to be read in conjunction with all architectural and consultant information, refer to drawings and specifications as marked throughout.

- Phase 1/2024
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Refer to detail drawings as marked throughout.

All setting out is based on measured survey from 'Pioneer' Crown owned September 2024. All dimensions are to be checked on site and any discrepancies to be reported to the contractor administrator at least prior to the commencement of the works.

No unauthorised works are to be carried out without written consent from the Contractor Administrator. In the event of any unforeseen issues the contractor is to report the issue to the Contractor Administrator.

Refer to M&E information for extent of existing and proposed services equipment within plant rooms and base areas. Any information shown on GA drawings is indicative only.

Contractor to ensure that all relevant penetrations within floor slabs, partitions, walls, etc. to be made good to meet existing and proposed fire ratings in accordance with the strategy.

Service Penetrations - Contractor to refer to MEP information for quantity, location and size of service penetrations. Contractor to coordinate with structural engineer to ensure appropriate openings are created in accordance with service routes. All penetrations to be in accordance with fire and acoustic requirements.

Access Points - Location, size and number of access points. Contractor to refer to MEP information to be approved to project team on site in line with M&E requirements. All access points to be bedded frame, made good panels with finished look - finish colour to match surrounding wall/ceiling finish. Fire rating as required in line with the strategy.

Revised Access Points - Contractor to refer and remove existing revised access points and replace any damaged points.

Skewed - In general all existing skewered to be retained. To be inspected by Contractor to establish condition and suitability for reuse. Contractor to establish extent of skewered to be retained and report back to design team. Contractor to make allowance for patch repair works to skewered and bedding compound to be applied to all retained skewers. Surface quality to meet floor finish manufacturer's recommendations.

Internal Doors - Refer to Door Type Schedule CO.2100. Specification for extent of works to new and existing items.

New Partitions - All new partitions as per M&E Section 4.10. Contractor to allow for partitioning to be installed within partition walls to support wall-mounted items such as desks, benches, handrails, etc. in conjunction with their manufacturer's recommendations. Refer to GA 1100 series for wall types and GA 1010 series for benches.

Existing Windows/Doors/Curtain Walling - Existing frames, sills, casings and ledges to be retained.

Existing Wall Linings - In general contractor to make good all walls. Where cracks have appeared in perforated products contractor to remove cracked areas and provide patching compound in accordance with manufacturer's recommendations and refer to relevant fabric assessment. Refer to be indicated as per fabric assessment. Refer to Fire Strategy report for existing fire requirements for structural components.

Fire Stoppage - Refer to Fire Stopping notes carried out by I&R Fire Protection LTD received March and April 2024 for all locations that require repair. All areas required for repair as to meet rating required by Fire Strategy. All fire stopping details to contractor design following relevant drawings and on site review. Note: scope of second drawings to show be carried out. All fire stopping to be in accordance with the strategy requirements. Surface finish of walls to achieve D3.2 for small rooms of maximum internal floor area 30m², C-4.2 for other rooms and D3.2 for other circulation spaces. Unfinished ceiling, walls and other service floor coverings and underlays should be resistant to ignition as specified in BS 7175:2011 for resistance to ignition of upholstered furniture for non-domestic premises.

Contractor Design Detail - All items listed under the Contractor Design Detail are to be submitted to contractor administrator and architect for review and comment prior to procurement. Items include:

- Fire stopping details
- Fixing to structure
- Joinery
- Storage
- External storage and bins
- Cable entry foundations

Phase 2 Scope - Refer to tender documents for pricing requirements.

Refer to CO.2000 series for sanitary situations and details.

Refer to GA 1100 for reception, business lounge, phone bank and related details.

Refer to CO.2000 series for sanitary situations and details.

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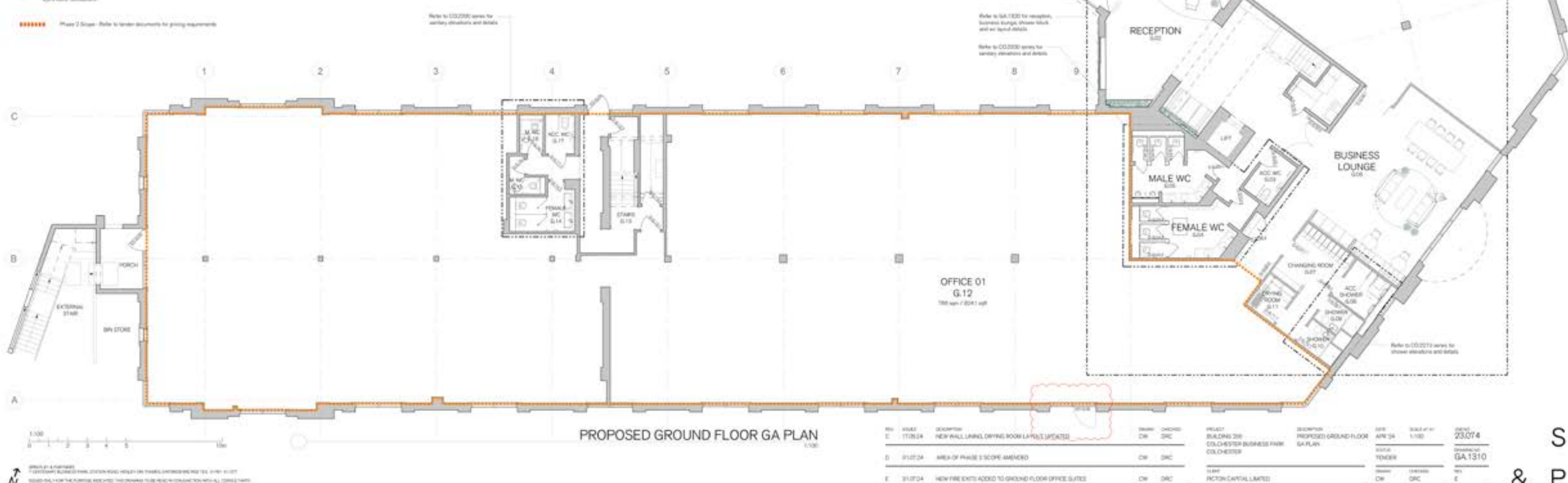
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Accommodation
(Approximate Net Internal Areas)

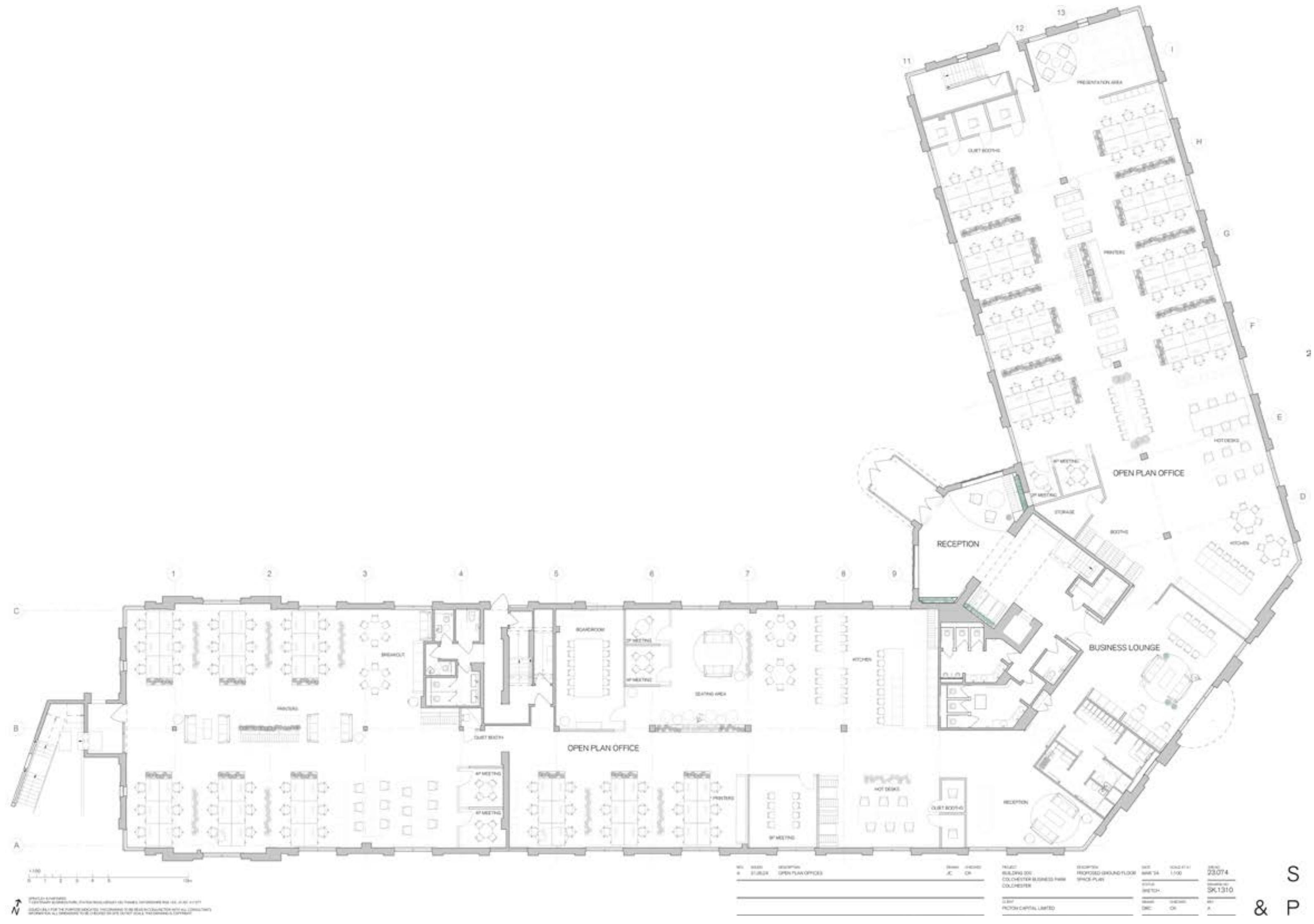
- Reception – 400 sq ft (37.2 sq m)
- Ground Floor – 14,917 sq ft (1,385.8 sq m)
- First Floor – 14,999 sq ft (1,393.5 sq m)
- Total – 30,316 sq ft (2,816.5 sq m)

[Download Potential Floorspace Split](#)

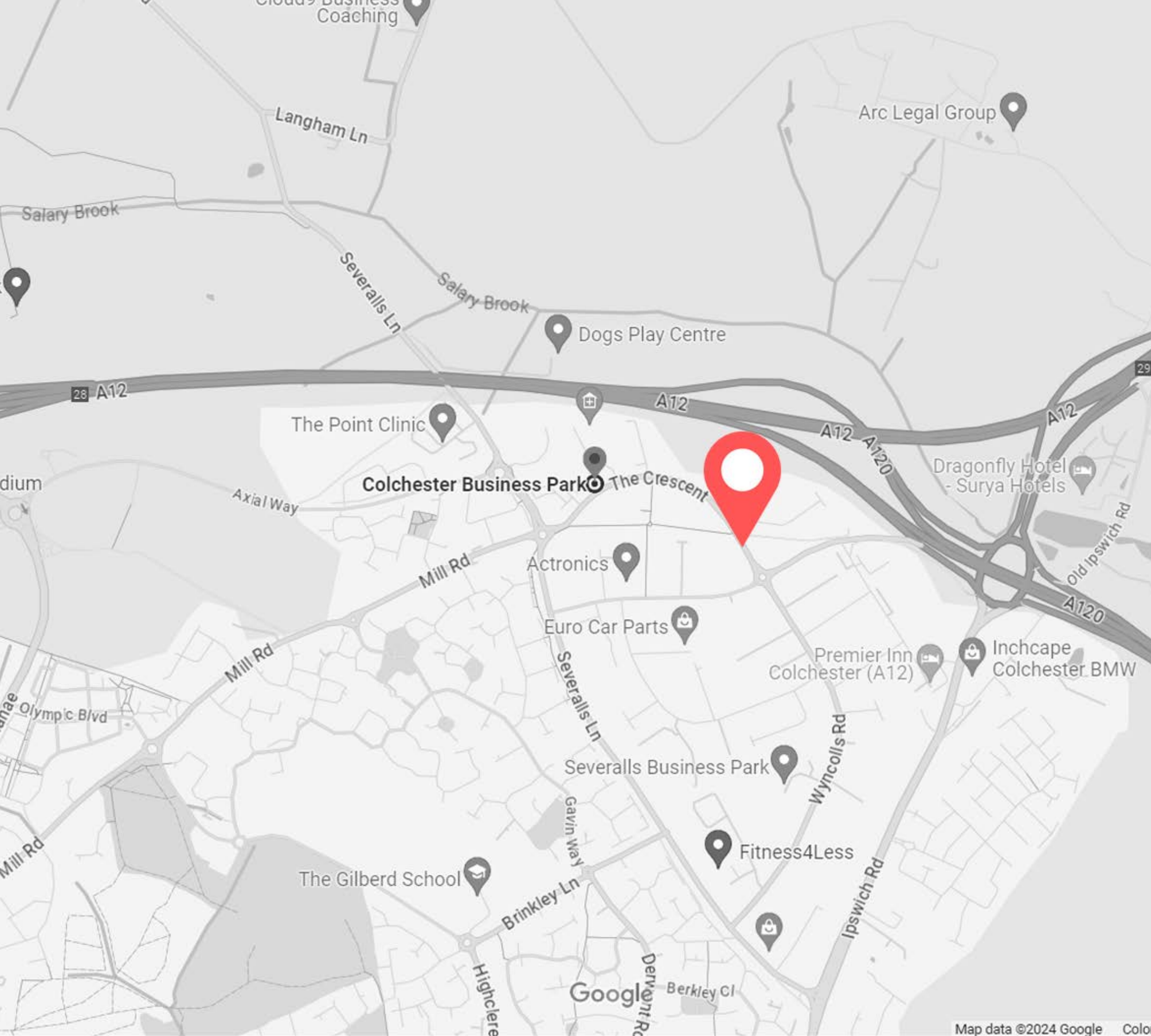
REV	DATE	DESCRIPTION	BY	CHECKED	PROJECT	DESIGNED	DATE	SCALE	PROJECT
E	11/08/24	NEW HALL LUNEL OFFICE ROOM LA FURT UPDATED	DN	DN	BUILDING 200	PROPOSED GROUND FLOOR GA PLAN	APR 24	1:100	23.074
D	01/02/24	AREA OF PHASE 3 SCOPE AMENDED	DN	DN	COLCHESTER				GA 1310
E	31/07/24	NEW FIRE EXITS ADD TO GROUND FLOOR OFFICE SUITE	DN	DN	PROJECT CAPITAL LIMITED				

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Space Plan



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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 NatWest Bank, 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

We are advised that, with effect from the 1st April 2023, the premises have a rateable value of £452,500. Therefore estimated rates payable of approx. £247,065 for the current year. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.





Energy Performance Certificate (EPC)

The premises are to be reassessed following the refurbishment works.

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 sole agents.

Fenn Wright

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