

Phase 1 Godbolts Business Park, London Road, Marks Tey, CO6 1HS

40% OF UNITS SOLD OFF PLAN - STC



Brand new high specification office development

- Excellent A120 and A12 access
- Main line train station into London's Liverpool Street within 1.5 miles
- Allocated on-site car parking
- Phase 1 comprising three new buildings with a total gross internal floor area of some 11,135 sq ft - scheduled for completion Autumn 2018
- Phase 2 comprising three refurbished Grade II Listed buildings with a total gross internal floor area of some 4,665 sq ft - scheduled for completion Autumn 2019
- EPC Ratings: TBC

For Sale or To Let

High Quality Office Suites

Various sizes
from 747 sq ft



Details

Location

The development is situated on the northern side of the A120 in Marks Tey some 8 miles to the west of Colchester town centre and benefits from excellent road and rail communications.

The A120 links with the coastal port of Harwich to the east and both Stansted Airport and the M11 to the west. Both the north and southbound carriageways of the A12 are immediately accessible as is the Marks Tey mainline railway station providing a direct route to London's Liverpool Street.

Marks Tey provides a range of local shopping facilities including a convenience store with post office counter, pharmacy and farm shop. More comprehensive retail facilities are situated a few miles to the east at the Tollgate Retail Park with adjacent Homebase Store and J Sainsbury Superstore.

Description

Godbolts Business Park will offer an attractive range of office buildings in a landscaped environment with allocated onsite car parking as well as 5 visitor spaces, 2 of which will be disabled bays.

This office complex will comprise a range of new build offices and will incorporate the existing attractive listed buildings which will be sympathetically and comprehensively refurbished. All works will be undertaken to a high standard of specification by Kingfisher Prestige Developments.

The buildings will be finished to provide Grade A office accommodation predominantly of open plan format which will include the following:-

- 47 allocated car parking spaces
- Low energy air sourced heating and cooling system
- Double glazing (secondary glazing may apply to the Listed Buildings).
- Multi compartment trunking
- Kitchenette with sink and hot and cold water services
- Fire and burglar alarm systems
- Unisex disabled toilet
- Carpet tiling throughout
- Plastered walls and ceiling
- Painted and decorated throughout
- Estate signage

Broadband

High Speed Broadband is available. Interested parties must make their own enquiries as to the suitability of the packages available .

Business Rates

The accommodation has yet to be assessed for rating purposes.

From the 1st April 2017 a business occupying only one business property in the UK with a rateable value of up to £12,000 may qualify for full rates relief with tapered relief applying from £12,001 to £15,000. Interested parties are advised to contact Colchester Borough Council for further information.



ALL IMAGES ARE COMPUTER GENERATED

Accommodation

Phase 1 comprises three new build properties arranged to provide a total of 10 self contained office units. Construction has commenced and practical completion is scheduled for Autumn 2018.

Phase 1 consists of the following units with approximate gross internal floor areas:-

UNIT NO	LEVEL	SIZES (sq. ft)	CAR PARKING SPACES	FREEHOLD PRICES	ANNUAL RENTALS	STATUS
<u>Building 1b</u>						
2	Ground & First Floor	747	2	£175,500	£13,000	Available
3	Ground & First Floor	747	2	£175,500	£13,000	SOLD STC
<u>Building 2</u>						
4	Ground & First Floor	1,183	4	£278,000	£20,850	Available
5	Ground & First Floor	1,183	4	£278,000	£20,850	Available
6	Ground & First Floor	1,482	5	£348,000	£26,100	SOLD STC
7	Ground & First Floor	1,233	4	£291,250	£21,700	Available
8	Ground & First Floor	1,233	4	£291,250	£21,700	Available
9	Ground & First Floor	1,233	4	£291,250	£21,700	Available
<u>Building 4</u>						
14	Ground & First Floor	1,047	3	£246,250	£18,550	SOLD STC
15	Ground & First Floor	1,047	3	£246,250	£18,550	SOLD STC

Phase 2 will comprise the refurbishment of the three existing Grade II Listed buildings (shown as 'existing' on the layout plan) which will provide up to 7 self contained units. Works will commence following completion of Phase 1 with availability targeted for Autumn 2019.

Use

A covenant will apply to all units that restricts the use solely to that of Class B1 office use.

Service Charge

An annual service charge (estimate £2.50 per sq.ft.) will be applicable to both leasehold and freehold arrangements and will cover the repair and maintenance of all communal facilities.

VAT

VAT is applicable at the prevailing rate on all rent, sale and service charge payments.

Legal Fees

Each party to pay their own legal fees.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

01206 216 565

fennwright.co.uk

Steven Donnelly T: 01206 216557 E: smd@fennwright.co.uk

James Angel T: 01206 216558 E: jda@fennwright.co.uk

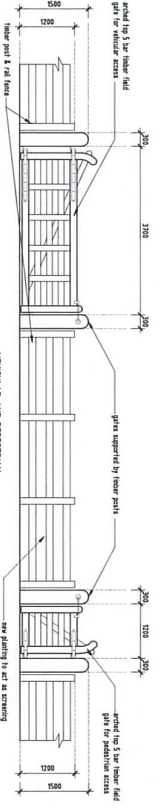
Lewis Chambers T: 01206 216562 E: lcc@fennwright.co.uk

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- All quoting terms may be subject to VAT at the prevailing rate from time to time.
- Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

NOTES

- All dimensions are to be indicated on this drawing.
2. All work is to comply with current Building Regulations and shall be constructed in accordance with the Building Regulations.
3. All contractors and sub-contractors must ensure that they are fully aware of the Building Regulations and shall be responsible for ensuring that they are fully aware of the Building Regulations.
4. All materials are to be used and installed in accordance with the Building Regulations.
5. All work on site must be completed in accordance with the Building Regulations.
6. This drawing is not to be used for any other purpose.
7. All dimensions shown in millimeters.
8. All dimensions shown in meters.



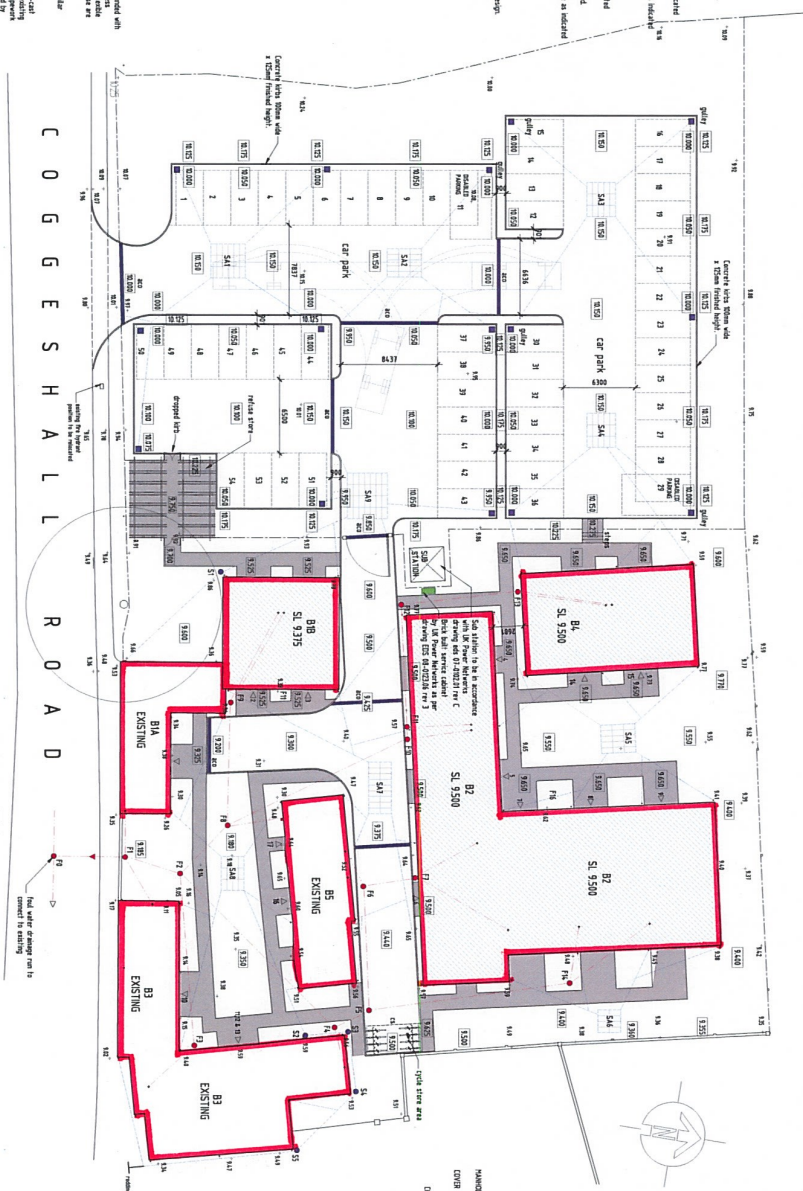
REF	SOAKAWAY SIZE - VOLUME CAPACITY	REMARKS
SA 1	3.0 x 3.0 x 1.0m deep	UNDER FLOOR SLAB
SA 2	3.0 x 3.0 x 1.0m deep	UNDER FLOOR SLAB
SA 3	3.0 x 3.0 x 1.0m deep	UNDER FLOOR SLAB
SA 4	3.0 x 3.0 x 1.0m deep	UNDER FLOOR SLAB
SA 5	3.0 x 3.0 x 1.0m deep	UNDER FLOOR SLAB
SA 6	3.0 x 3.0 x 1.0m deep	UNDER FLOOR SLAB
SA 7	3.0 x 3.0 x 1.0m deep	UNDER FLOOR SLAB
SA 8	3.0 x 3.0 x 1.0m deep	UNDER FLOOR SLAB
SA 9	3.0 x 3.0 x 1.0m deep	UNDER FLOOR SLAB

REF	CONCRETE LEVEL	DEPTH	TYPE	COMMENTS
F1	1.800	0.600	A	1.0m DIA. MANHOLE
F2	1.800	0.600	A	1.0m DIA. MANHOLE
F3	1.800	0.600	A	1.0m DIA. MANHOLE
F4	1.800	0.600	A	1.0m DIA. MANHOLE
F5	1.800	0.600	A	1.0m DIA. MANHOLE
F6	1.800	0.600	A	1.0m DIA. MANHOLE
F7	1.800	0.600	A	1.0m DIA. MANHOLE
F8	1.800	0.600	A	1.0m DIA. MANHOLE
F9	1.800	0.600	A	1.0m DIA. MANHOLE
F10	1.800	0.600	A	1.0m DIA. MANHOLE
F11	1.800	0.600	A	1.0m DIA. MANHOLE
F12	1.800	0.600	A	1.0m DIA. MANHOLE
F13	1.800	0.600	A	1.0m DIA. MANHOLE
F14	1.800	0.600	A	1.0m DIA. MANHOLE
F15	1.800	0.600	A	1.0m DIA. MANHOLE

REF	CONCRETE LEVEL	DEPTH	TYPE	COMMENTS
S1	1.375	0.425	A	1.0m DIA. MANHOLE
S2	1.375	0.425	A	1.0m DIA. MANHOLE
S3	1.375	0.425	A	1.0m DIA. MANHOLE
S4	1.375	0.425	A	1.0m DIA. MANHOLE
S5	1.375	0.425	A	1.0m DIA. MANHOLE

MANHOLE TYPES: A - WASTEWATER MANHOLE; B - SURFACE WATER MANHOLE; C - SURFACE WATER MANHOLE; D - SURFACE WATER MANHOLE; E - SURFACE WATER MANHOLE; F - SURFACE WATER MANHOLE; G - SURFACE WATER MANHOLE; H - SURFACE WATER MANHOLE; I - SURFACE WATER MANHOLE; J - SURFACE WATER MANHOLE; K - SURFACE WATER MANHOLE; L - SURFACE WATER MANHOLE; M - SURFACE WATER MANHOLE; N - SURFACE WATER MANHOLE; O - SURFACE WATER MANHOLE; P - SURFACE WATER MANHOLE; Q - SURFACE WATER MANHOLE; R - SURFACE WATER MANHOLE; S - SURFACE WATER MANHOLE; T - SURFACE WATER MANHOLE; U - SURFACE WATER MANHOLE; V - SURFACE WATER MANHOLE; W - SURFACE WATER MANHOLE; X - SURFACE WATER MANHOLE; Y - SURFACE WATER MANHOLE; Z - SURFACE WATER MANHOLE.

CONCRETE TYPES: A - CONCRETE; B - CONCRETE; C - CONCRETE; D - CONCRETE; E - CONCRETE; F - CONCRETE; G - CONCRETE; H - CONCRETE; I - CONCRETE; J - CONCRETE; K - CONCRETE; L - CONCRETE; M - CONCRETE; N - CONCRETE; O - CONCRETE; P - CONCRETE; Q - CONCRETE; R - CONCRETE; S - CONCRETE; T - CONCRETE; U - CONCRETE; V - CONCRETE; W - CONCRETE; X - CONCRETE; Y - CONCRETE; Z - CONCRETE.



DRAINAGE SPECIFICATION
1. All drainage shall be installed in accordance with the Building Regulations and shall be constructed in accordance with the Building Regulations.

HANDOVER SPECIFICATION
1. All work on site must be completed in accordance with the Building Regulations.

LEGEND
Proposed levels
Existing levels
Pathways

DRAINAGE SPECIFICATION
1. All drainage shall be installed in accordance with the Building Regulations and shall be constructed in accordance with the Building Regulations.

DRAINAGE SPECIFICATION
1. All drainage shall be installed in accordance with the Building Regulations and shall be constructed in accordance with the Building Regulations.

cd
CONCRETE DEVELOPMENTS
1000 ROAD, LONDON ROAD, HENDON, MIDDLESEX, UB8 3NH
0181 609 526
T: 0181 609 523
E: info@cd.co.uk
WWW.CD.CO.UK

Plan not to scale for identification purposes only