

Innovation Centre - Knowledge Gateway, Colchester, Essex, CO4 3ZQ



TO LET **New Innovation Centre Offices** From 208 Sq Ft (19 Sq M)

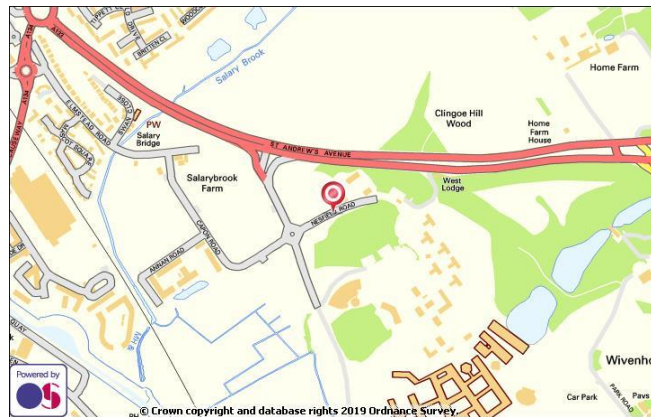
- Office Space Available For 1-40 People
- Flexible Notice Periods
- £20k Free Business Support
- Government Enterprise Zone Location
- Led By The UK's Leading Innovation Specialist
- 24 Hour Access 7 Days A Week
- Meeting and Conference Room For Hire
- Co-Working



PROPERTY DETAILS

Location

Innovation Centre - Knowledge Gateway is located on the University of Essex's Colchester Campus on the Eastern side of Colchester town centre via the A133. With close proximity to the A12, Colchester provides easy access to London (M25 junction 28), the South East and the East Coast Ports of Harwich & Felixstowe. The Innovation Centre is at the heart of the Knowledge Gateway masterplan.



Accommodation

This brand new Innovation Centre has a total of 55 offices ranging in size from 208 sq ft (19 sq m) for between 1 and 40 people.

Terms

The suites are available on a monthly licence with flexible notice period to terminate.

Rent

Rental figures are available upon application.

VAT

All rents are exclusive of Value Added TAX which is applicable.

Description

Standing boldly among mature parkland on the University of Essex's Colchester campus, Innovation Centre - Knowledge Gateway offers a welcoming and professional environment for early stage technology, digital, creative and innovative businesses.

With idea-inducing architecture promoting a strong sense of a collaborative community, you can choose from a range of fresh and enticing offices, as well as taking advantage of appealing communal spaces and on-site business support services. The quality of the building and attention to accessibility ensures clients and visitors instantly get a great impression from the moment they step into your world.

- Flexible offices for 3-11 people
- Meeting and conference space
- Professional mentoring from a dedicated business growth support team
- State-of-the-art creative digital studio for your marketing needs
- On-site coffee shop and catering
- Fast, reliable broadband
- On-site parking
- 24/7 access
- Excellent on-campus facilities including sports centre and gym
- Only 20 minutes from the centre of Colchester

Planning

The subject property has an established B1 (a) Use Class. Interested parties are advised to contact the Local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent.

Energy Performance Certificate

The property has an EPC Rating of A23. A copy of the certificate is available upon request.

Legal Fees

All parties are to bear their own legal costs incurred during the course of any transaction.

For viewings and further details please contact



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