



Colchester
AMPHORA TRADING

Colchester's Northern Gateway Sports Park Physio Suite – To Let



Location

The brand-new Colchester Northern Gateway 76-acre sports and leisure facility is accessed just off junction 28 of the A12.

Description

Colchester Borough Council funded the £28.8 million development which was project managed by Colchester Amphora Trading Ltd. It has been supported by significant funding from groups including British Cycling, Sport England, and from the England and Wales Cricket Clubs.

The site itself is set within expansive green and attractive spaces featuring a fully floodlit one-mile closed cycle track, two latest generation 4G pitches and seven traditional grass rugby pitches. The sports centre building provides a five-court sports hall with facilities for a variety of indoor traditional sports. There is also a fully equipped fitness suite, exercise, and dance studios, an interactive velo studio, and a café. A stunning new state-of-the-art clubhouse will become the new home of Colchester Rugby Football Club, whilst an archery range and clubhouse has been constructed to the south of the site which will become home to the Colchester and District Archery Club.



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The Physio Suite

The suite is a brand-new self-contained space situated on the first floor of the main sports centre building and is accessed via stairs or lift. Internally the suite has a suspended ceiling with recessed spot lighting, single rad, sink and hand drier. On one side the suite is fully glazed and overlooks the main 4G sports pitch and beyond whilst also offering full length blinds for privacy when required. The suite has running water and heating and access to ample onsite parking (staff and clients) and Gigabit broadband.

Use

We are offering this space to be used by a physio or sports therapist business, to provide services to their existing clients and to those who will use the Northern Gateway Sports Park. The suite can be accessed at any time within the trading hours of the sports centre below:

Mon - Friday	6am – 10pm
Saturday - Sunday	7am – 8pm

Accommodation

The suite extends to circa 160 sq. ft. (14.86 sq. m.)

Terms

The suite will be offered subject to contract, at **£8,400 / annum + VAT (£700 / month +VAT)**

The above rents are payable monthly in advance and are inclusive of all utilities, business rates, service charges, onsite parking and Gigabit broadband.

A one month rent deposit will also be payable. All other terms are to be agreed.

Contact

For further information or to arrange a viewing please contact,

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