

SPECIAL EDITION NEW BUSINESS INCUBATION CENTRE

Development on the north Colchester site is well underway. This exciting project will offer new and small businesses competitive office space in an all new professional environment.



THE SITE

The new business incubation centre is being built at the northern edge of the North Colchester Business Park. With easy access directly on to the A12 it stands in one of the town's best business locations with easy links to London, Stansted and the east coast ports. On hand are all the facilities offered by the business park's professional environment.

THE BUILD

Work started on the site early in 2010. At the time of going to press the building is up to roof level and work is progressing on schedule. Rose Builders anticipate that they will complete the build in December this year and hand over in early January 2011. The three storey building features a glass clad corner that overlooks surrounding countryside, whilst the opposite end of the building is sheltered by mature protected trees, offering tenants an exceptionally pleasant working space. When complete, the business centre will provide 28 offices over 7,500 sq ft.

FUNDING AND MANAGEMENT

Construction of the new business centre has been made possible by Colchester Borough Council and EEDA (the East of England Development Agency). Colbea has been selected to manage the new building, following on from the experience and success gained during the management of the business centre in George Williams Way. The existing town centre facility will remain operational when the new centre opens.



Top photo shows the site as it looked in late June 2010. The remaining images are artist's impressions of the finished North Colchester Business Centre, scheduled to open in January 2011

To Sponsor - to give support, to favour, to advocate.

topping out

A topping out ceremony took place on Tuesday 1 June, attended by Cllr Lyn Barton, Planning and Sustainability Portfolio Holder at Colchester Borough Council; Fiona Bryant, EEDA Area Director for Essex, Southend and Thurrock, and Bob Baggalley, Chief Executive of Colbea.



Cllr Lyn Barton, Planning and Sustainability Portfolio Holder, said: "We are committed to increasing opportunities for enabling job creation and this marks an exciting milestone in the progress of the new North Colchester Business Centre which will help to support the needs of the business community. With easy access from the A12 it should prove the perfect location for current and new businesses looking for

convenience, flexibility, plus the support and expertise of Colbea."

Fiona Bryant, Area Director for Essex, Southend and Thurrock, East of England Development Agency said: "This business centre will play an important role in fostering entrepreneurship in Colchester and the local area, providing businesses with high-quality, affordable workspace and the support that they need to thrive."



Top: Cllr Lyn Barton, Katie Watkins from Colbea, Fiona Bryant from EEDA and Bob Baggalley from Colbea. Right: Cllr Lyn Barton, Bob Baggalley and Fiona Bryant

facilities for tenants

The new business centre will provide a host of services for small and start up businesses, many of which are not usually available in leased office space:

- 'easy in, easy out' rental terms
- no long lease agreements
- 28 offices between 182 & 320 sq ft
- fully staffed reception service
- social/kitchen area
- free on site parking
- broadband and phone connection
- individual heating
- security
- meeting room facilities

In addition, all tenants will have access to Colbea's business advisors and training courses. These are not obligatory, but are on hand to help new businesses thrive and tackle problems as businesses grow.

floor plan

The plan below shows the layout of the new centre over three floors.

KEY TO PLAN:

SU - Small Office

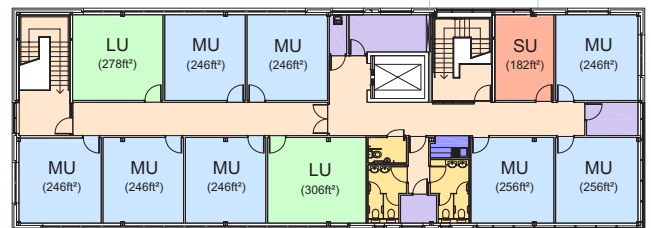
MU - Medium Office

LU - Large Office

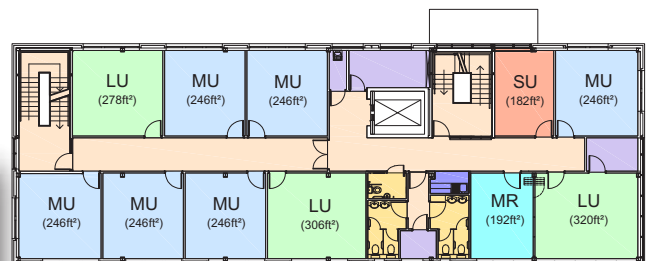
MR - Meeting Room

hot off the press!

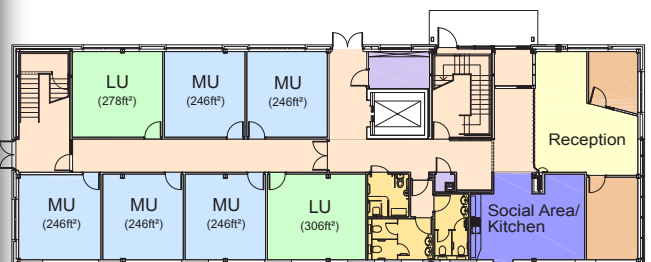
The latest progress on site:



Second Floor Plan



First Floor Plan



Ground Floor Plan

A show office will be ready for potential tenants to view from mid August. For more information and enquiries contact val.baggalley@colbea.co.uk