

01206 577667

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Office Suites – To let

 Whybrow



**Suites D & E 1st Floor Grosvenor Hs, 1 Station Road, Wivenhoe, Essex,
CO7 9DH**

Rent: £9,500 Per Annum Exclusive

1,248 Sq. Ft (115 Sq. M)

- Adjacent To Station with City Connections
- Kitchen & WC Facilities
- Close To All Local Amenities
- New Lease Terms Available

Location

Grosvenor House is prominently situated at the junction of the High Street and Station Road in Wivenhoe which lies approximately 3 miles south east of Colchester via the A133 Clacton Road and the B1028 Colchester Road.



Description

Grosvenor House is prominently situated at the junction of the High Street and Station Road in Wivenhoe which lies approximately 3 miles east of Colchester via the A133 Clacton Road and the B1028 Colchester Road.

The office suites are situated on the second floor within an impressive 3 storey building of brick construction under a pitched tiled roof. The accommodation is accessed via a shared ground floor entrance off Station Road.

Accommodation

The property benefits from the following Net Internal Areas (NIA):

Suite D	632 sq.ft
Suite E	616 sq.ft
Total	1,248 sq.ft (115 sq.m)

Asking Terms

The suites are available to let on new lease agreements. A service charge will be payable to cover the costs of maintaining the common areas and repairs to the buildings.

Rent

£9,500 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Service Charge

The property is subject to a service charge. Further details available upon request.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Planning

The property benefits from an established Class E (Office) use class. Interested parties are advised to make their own enquiries with the local authority.

Business Rates

The property appears in the Valuation List with a Rateable Value of £1,750.

Energy Performance Certificate

The property has an EPC rating of D96. A copy of the certificate is available upon request.



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