

£6,700 per annum exclusive



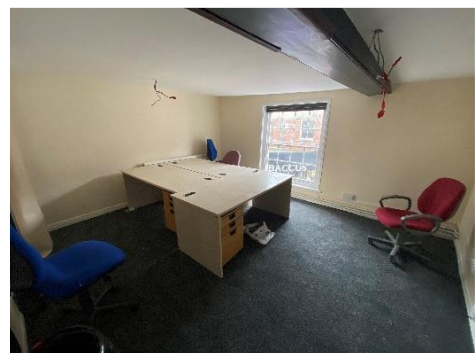
3a Mercantile House, Sir Isaac Walk, Colchester, Essex, CO1 1JJ



Office Suite To Let

630 Ft (58.5 Sq M)

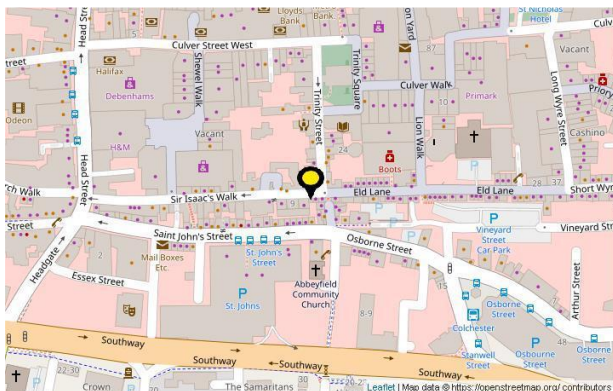
- Town Centre Location
- Internet Connection
- Kitchenette & W/C Facilities
- Central Heating System
- Multi Storey Parking Nearby
- New Lease or Licence Available



Location

Colchester is located approximately 60 miles to the north east of London and is one of the major regional retailing centres in East Anglia. There are excellent road links to London as well as rail services (approximately 50 minutes).

Sir Isaac's Walk is a popular pedestrianised thoroughfare in the town centre with many independent occupiers. The office suites are situated on the first floor above a couple of terraced retail shops, one of which is currently occupied by Timpsons.



Description

The property is of timber frame construction with a plastered overhang and sash windows beneath a pitched/flat roof. This first floor office accommodation is self-contained and comprises 4 office suites accessed via a communal ground floor entrance at street level and benefits from central heating, kitchen & W/C facilities, numerous internet outputs, plastered and wallpapered walls, fluorescent lighting and carpeting throughout.

Terms

A new lease or licence to be drawn on a Full Repairing and Insuring (FRI) basis for a minimum term of 12 months.

Accommodation

The property has the following Net Internal Areas (NIA):
Suite 1.01 96 sq.ft
Suite 1.02 171 sq.ft
Suite 1.03 167 sq.ft
Suite 1.04 196 sq.ft
Total 630.5 sq.ft (58 sq m)

Rent

£6,700 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Legal Fees

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

Planning

We understand that the property benefits from an established Class E (Office) use, but is considered suitable for various uses, subject to planning. Interested parties are to make their own investigations of Colchester Borough Council on 01206 282222.

Business Rates

The property is assessed for Business Rates as follows but will benefit from Small Business Rate relief:
Suite 1.01 - £970
Suite 1.02 - £1,750
Suite 1.03 - £1,700
Suite 1.04 - £1,950

Service Charge

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

Energy Performance Certificate

The property has an EPC rating of D76.

For viewings and further details please contact



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