

01206 577667

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 **Whybrow**

Prime Office Suite with Parking – To let



Hiscox House, Sheepen Place, Colchester, Essex, CO3 3XL

Rent: £93,000 Per Annum Exclusive

5,165 Sq. Ft (479 Sq. M)

- Grade A Office Space
- Manned Reception
- 24/7 Access
- Shared Car Parking
- Fixtures & Fittings – By Negotiation
- New Lease Available

Location

The City of Colchester is a major economic centre in north Essex with a resident population of circa 190,000 people and has been one of the fastest growing urban locations in the UK for the past decade. The property occupies a prominent position on Middleborough, a short walk from the City centre and Railway Station which provides intercity links to London Liverpool Street (46 minutes). Neighbouring occupiers include Birkett Long, Colchester Borough Council, Spicerhaart and Aston Lark.



Description

The property comprises a predominantly open plan office suite at first floor level benefitting from a manned reception, passenger lift, raised access floors, suspended ceilings, double glazed upvc windows with excellent natural light, kitchen, ladies and gents wc facilities, and meeting rooms.

Secure undercroft parking is provided via Sheepen Place with 10 spaces to be demised to this suite.

Terms

A new lease to be drawn on a Full Repairing and Insuring (FRI) basis via a service charge for a term of years to be agreed incorporating upward only rent reviews.

Rent

£93,000 per annum exclusive of Business Rates, VAT and all other outgoings.

Service Charge

The property is subject to a service charge to cover the maintenance of common parts. 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. Interested parties are advised to contact Colchester Borough Council on 01206 282222.

Business Rates

The suite is to be separately assessed on occupation. Interested parties are advised to make their own enquiries of Colchester City Council- 01206 282222.

Energy Performance Certificate

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



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