

£33,500 per month



1st & 2nd Floor Lisle House, Red Lion Yard, Sir Isaacs Walk, Colchester, Essex, CO1 1JJ



To Let
Town Centre Offices

538 - 2,333 Sq Ft (49 - 216 Sq M)

- Attractive High Street Location
- An Attractive Shopping Destination
- Full Onsite Security
- Open Plan Office Space
- New Lease Available



Location

The oldest recorded town in Britain, Colchester blends pride in its impressive heritage with its role as a successful, 21st century urban centre. More than £500m is currently being spent on improvements and redevelopment in Colchester's Town Centre, part of a borough-wide £3bn investment package. Located right in the heart of Colchester's prime pitch, Red Lion Yard links the High Street with the busy Lion Walk Shopping Centre.



Description

Lisle House is accessed from Red Lion Yard. The subject offices are situated on the first floor and benefit from shared facilities. The offices are a mix of open plan and meeting rooms and also includes a kitchenette. These benefit from carpeting, fluorescent lighting and plastered and painted walls.

Planning

The property benefits from an established Class E (Office) use class. Interested parties are advised to contact Colchester Borough Council.

Legal Fees

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

Accommodation

According to our calculations, the property has the following floor areas:

Unit A, First Floor 582 sq.ft

Unit B, First Floor 1,751 sq.ft

Second Floor Office 359 sq.ft

Second Floor Kitchen 83 sq.ft

Second Floor Reception 96 sq.ft

Total (First Floor) 2,333 sq.ft (216 sq.m)

Total (Second Floor) 538 sq.ft (49 sq.m)

Terms

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

Rent & Service Charge

First Floor - £18,500 per annum exclusive of Business Rates, VAT, and all other outgoings.

Second Floor - £15,000 per annum exclusive of Business Rates, VAT and all other outgoings.

The property is subject to a service charge.

Further details available upon request.

Business Rates

The property appears in the Valuation List with the following Rateable Values:

Unit A, First Floor £5,000

Unit B, First Floor £13,000

Second Floor £7,300

Energy Performance Certificate

The property has an EPC rating of C53. A copy of the certificate is available upon request.

For viewings and further details please contact



Emily Jones
emily.jones@whybrow.net
01206 577667



**Ewan Dodds BSc
FRICS**
ewan.dodds@whybrow.net
01206 577667



01206 577667 | info@whybrow.net | whybrow.net | @whybrowproperty



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