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 **Whybrow**

Modern Offices/Retail Accommodation – To Let



Unit 2, Ballantyne Drive, Colchester, CO2 8XZ

Asking Rent: £12,000 Per Annum Exclusive

850 Sq. Ft (79 Sq. M)

- Fitted to a Good Specification
- River View Frontage
- Flexible Modern Accommodation
- New Lease Available
- Parking at Rear

Location

Colchester has a resident population of circa 185,000 people and provides excellent communication links to the M25, Stansted Airport and the port of Harwich via the A120 and to the midlands via the A14 at Ipswich.

The property is situated on the A134 with nearby occupiers including University of Essex, Tesco Superstore, Pump Gyms, and The Hythe railway station.



Description

Ground floor flexible accommodation forming part of a 4-storey river frontage block benefitting from carpeted flooring, suspended ceilings, fully fitted disabled WC and kitchen facilities. There is parking available to the

Accommodation

The property benefits from a net internal floor area of 850 sq. ft (79 sq. m). with parking to the rear.

Asking Terms

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

Asking Rent

£12,000 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 are available upon request.

Town Planning

The property benefits from a Class E Use. Interested parties are advised to contact the local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent. Interested parties are advised to contact Colchester City Council on 01206 282222.

Business Rates

The property appears in the Valuation List with a Rateable Value of £8,500.

Legal Fees

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

Energy Performance Certificate

The unit has a current EPC rating of B42.



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