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01206 577667



City Centre Office Suite – To Let



First Floor, Town Wall House, Balkerne Hill, Colchester, CO3 3AD

Asking Rent: £11,000 Per Annum Exclusive

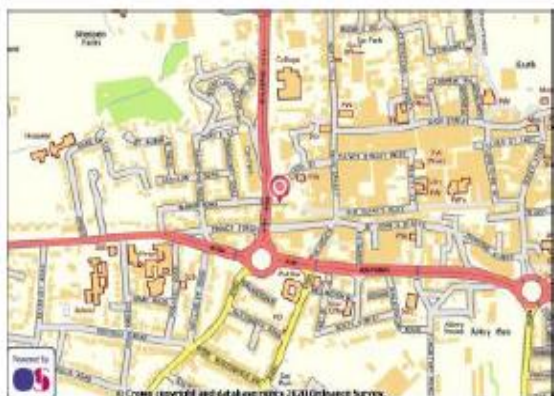
Size: 1,855 Sq. Ft (172 Sq. M)

- City Centre Offices
- Open Plan Layout
- 3 Dedicated Car Parking Spaces
- New Lease Available

Location

Colchester is a major economic centre with a resident population of circa 200,000 people, a population that has grown significantly over the past decade. The City benefits from excellent communication links to Stansted Airport via the A120, M25 (Junction 28), the East Coast ports of Harwich and Felixstowe, and to the Midlands via the A14 at Ipswich.

Occupying a prominent position on the western edge of Colchester, the property is close to the attractive areas of Crouch Street and within easy walking distance of the town centre and its retail / leisure facilities.



Description

The property offers essentially open planned office space on the first floor which benefits from suspended ceilings, recessed lighting, ceiling mounted air conditioning units, perimeter trunking, radiator heating, carpets, extensive attic storage, and dedicated car parking spaces. There are also ladies / gent's WC facilities with hand wash basins, and a kitchen area.

Externally the property benefits from 3 dedicated car parking spaces.

Accommodation

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

First Floor Office – 1,855 sq.ft (172 sq.m)



Asking Terms

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

Rent

£11,000 per annum exclusive of Service Charge, Business Rates, VAT if applicable and all other outgoings.

Service Charge

The property is subject to a service charge. This includes insurance, utilities and management fee. Details available on request.

Legal Fees

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

Planning

The premises has an established Class E (office) use. Interested parties should contact Colchester Borough Council.

Business Rates

The property appears in the Valuation List with a Rateable Value of £15,000.

Energy Performance Certificate

The property does not currently have an EPC rating and is to be reassessed.