

01206 577667

www.whybrow.net

 **Whybrow**

First Floor Office Suite – To let



1st Floor Office, 145 High Street, Colchester, Essex, CO1 1PG

Rent: £11,250 Per Annum Exclusive

1,100 Sq. Ft (102 Sq. M)

- Central City Centre Location
- Open Plan Office Suite
- New Lease Terms Available
- Multi-Storey Parking Nearby
- Ultrafast Fibre Broadband
- Shared Kitchen / WC Facilities

Location

Colchester has a resident population of circa 180,000 people and is an important economic centre in North Essex offering excellent access to the East Coast Ports of Harwich & Felixstowe, Stansted via the A120 and the M25 (Junction 28).

The town centre contains a broad mix of retail, restaurant, office and residential uses.

The subject property is close to the Town Hall, the 90,000sq.ft Fenwick department store and Wagamama, Turtle Bay and Five Guys. Multi storey parking is available nearby in Nunns Road.



Description

Accessed via a ground lobby from the High Street, this first floor suite offers self-contained open plan accommodation split into two parts at the front and benefits from carpeting, gas central heating, good natural light with windows to the front and side and shared kitchen and wc facilities at second floor level.

Accommodation

The property has a net internal floor area of 1,100 sq. ft (102 sq.m).

Asking Terms

A new lease drawn on effective full repairing and insuring terms via a service charge for a term of years to be agreed incorporating periodic upward only rent reviews.

Rent

£11,250 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 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 City Council on 01206 282222.

Business Rates

The property appears in the Valuation List with a Rateable Value of £9,800.

Energy Performance Certificate

The property has an EPC rating of E104. A copy of the certificate is available on request.



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



Charntelle Goodyear
Charntelle.goodyear@whybrow.net
01206 577667