

£3,650 per annum exclusive

Suites 3 & 4, 145 High Street, Colchester, Essex, CO1 1PG



City Centre Offices

To Let

80 - 265 Sq Ft (7 - 24 sq M)

- Prominent City Centre Location
- Multi-storey Parking Nearby
- Available Immediately
- Ultrafast Broadband
- New Lease/Licence Available
- Close To Fenwick, Wagamama, Five Guys & Town Hall

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 and Fenwick Store which has undergone a £38m refurbishment to increase the floor area to 90,000 sq ft.



Description

The property is situated in the heart of the town centre, close to Fenwick, Wagamama, Five Guys and the Town Hall and comprises a self-contained office suite in a multi tenanted building.

These self-contained second floor office suites benefit from carpeted floors, fluorescent lighting, shared reception lobby, kitchen and WC facilities.

Accommodation

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

Suite 3	80 sq.ft
Suite 4	185 sq.ft
Total	265 sq.ft (24 sq.m)

Asking Terms

A new Law Society Lease or Licence for a minimum period of 12 months drawn on effective full repairing and insuring terms via a service charge for a term of years to be agreed.

Rent

Suite 3 - £1,745 per annum exclusive of rates, service charge, and all other outgoings.

Suite 4 - £3,650 per annum exclusive of rates, service charge, 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 make their own investigations of Colchester City Council on 01206 282222.

Business Rates

Interested parties are advised to make their own investigations of the Valuation Office.

Energy Performance Certificate

The property has an EPC rating of D94. A copy of the certificate is available upon request.