

# Office Building - Freehold For Sale



28 Middleborough, Colchester, Essex, CO1 1TG



- **787.6 sq. m (8,478 sq. ft) Net Internal Floor Area**
- **25 Car Spaces in adjoining multi-storey car park**
- **Platform Lift (to 1st floor only)**
- **Fully Open Plan and Air Conditioning**
- **Easy walking distance to Main Line Rail Station and City Centre**
- **Close to major occupiers including Colchester City Council, Hiscox plc, Birkett Long Solicitors, Informa plc and Spicer Haart**

### **Accommodation**

The property has the following net internal floor areas:

Ground Floor	327.3 sq. m
First Floor	333 sq. m
Second Floor (Storage)	127.3 sq. m
<b>Net Internal Area</b>	<b>787.6 sq. m (8,478 sq. ft)</b>

## Location

Colchester is a major economic centre with a City population approaching 200,000 people. It provides excellent communication links via the A12 to the M25 (J. 28), via the A120 to Stansted Airport and via the A12 at Ipswich to Cambridge and the Midlands. Regular intercity links are provided to London Liverpool Street with a fastest journey time of 46 minutes.

The property is prominently located on Middleborough, on the northern edge of the City centre, a short walk from Colchester mainline rail station and overlooking St. Peters Street. Major occupiers in the vicinity include Birkett Long Solicitors, Colchester City Council, Hiscox Underwriters, Spicer Heart and Informa plc.

## Description

The subject property which is fully self-contained over ground, first and second floor levels is of brick construction beneath and pitched mansard roof and is predominantly open plan benefitting from full access raised floors, carpeting, suspended ceilings with recessed lighting, air conditioning (to part), double glazed timber windows and WC facilities.

The second floor is currently used for storage.

Externally, there are 25 demised car spaces in the adjoining multi-storey car park.





## **Town Planning**

The property has an established use for office purposes. Interested parties should make their own investigations of Colchester City Council on 01206 282222.

## **Rateable Value**

We are advised that the property appears in the Valuation List with a Rateable Value of £109,000.

## **Terms**

The property is offered freehold with full vacant possession at an asking price of £1,675,000 (ONE MILLION, SIX HUNDRED AND SEVENTY-FIVE THOUSAND POUNDS).

## **VAT**

The property is not elected for VAT.

## **Legal Fees**

Both parties will be responsible for their own legal costs incurred in any transaction.

## **EPC**

The property has an EPC Rating of C58

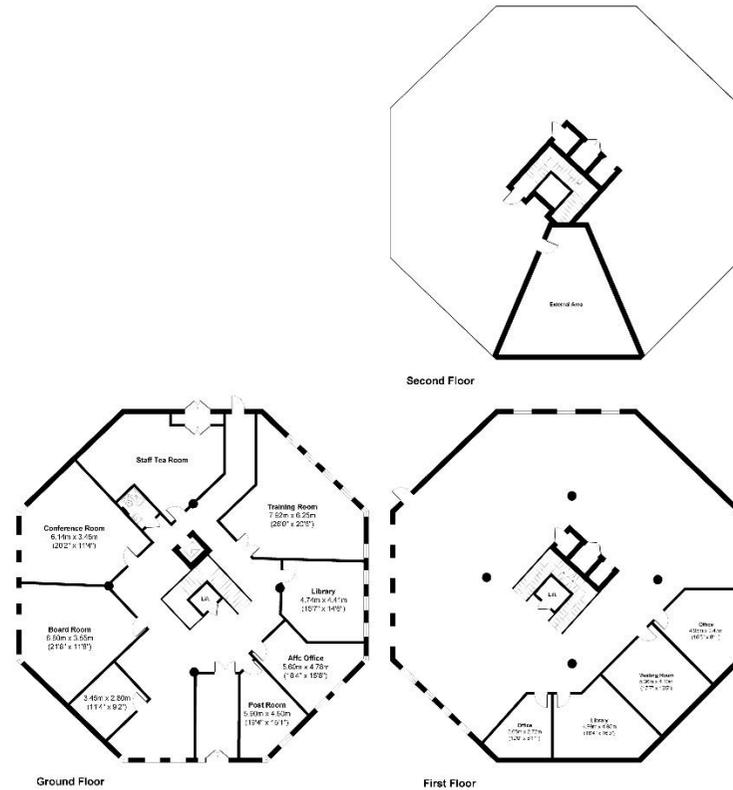
## **Viewings**

Strictly by prior arrangement with the Sole Agents, Whybrow Chartered Surveyors (Ref: ECD/MN/CG).



## 28 Middleborough

Approx. Gross Internal Area 665.2 sq M ( 7160 sq Ft)



Measurements are approximate and for illustration purposes only, while we do not doubt the accuracy and completeness, we advise you conduct independent assessment of the property to determine monetary value.  
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**Ewan Dodds BSc FRICS**  
ewan.dodds@whybrow.net  
01206 577667



**Maria Newman**  
m.newman@whybrow.net  
01206 577667



**Charntelle Goodyear**  
Charntelle.goodyear@whybrow.net  
01206 577667

**01206 577667 | [info@whybrow.net](mailto:info@whybrow.net) | [whybrow.net](http://whybrow.net)**

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