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Office Building – To let

 Whybrow



## **Balkerne Court, 1 Balkerne Hill, Colchester, Essex, CO3 3ET**

Asking Rent: £32,500 Per Annum Exclusive

2,580 Sq. Ft (229.7Sq. M)

- Ancillary Basement Storage
- 9 Car Parking Spaces
- Prominent Main Road Position
- Fitted Kitchen

## Location

The oldest recorded city in Britain, Colchester blends pride in its impressive heritage with its role as a successful, 21st century urban centre. More than £500m has been spent on the City Centre, part of a Boroughwide £3bn investment package.

The City boasts an exciting range of modern attractions from Firstsite, a leading contemporary visual arts centre to fine restaurants, thriving cafés and bars plus a host of independent retailers and leading high street brands.



## Tenure

Leasehold

## Asking Terms

A new repairing and insuring lease for a term of years to be agreed incorporating periodic upward only rent reviews.

## Rent

£32,500 per annum exclusive plus rates, VAT if applicable and all other outgoings payable quarterly in advance.

## Town Planning

We are advised that the property has an established use for Class B1 (Offices)

## Rateable Value

We are advised by Colchester City Council that the property appears in the Valuation List with a Rateable Value of £27,250.

## Legal Fees

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

## Energy Performance Certificate

The EPC is due to be reassessed.

## Description

Occupying a commanding position on the western edge of the City Centre, immediately facing Balkerne Hill, the property comprises extensive cellular office accommodated over ground and first floor levels together with basement storage and benefits from electric convector heating, carpeting, fluorescent lights, kitchen and ladies/gents WC facilities with 9 external car parking spaces.

## Accommodation

According to our calculations, the property has the following net internal floor areas:

Ground Floor	Offices	1,050 sq. ft
First Floor	Offices	1,200 sq. ft
Basement	Store	330 sq. ft
Net Internal Area		2,580 sq. ft (219.7 sq. m)



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