

01206 577667

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 **Whybrow**

**Office with Parking – To Let**



## **The Coach House, Balkerne Close, Colchester, Essex, CO1 1NZ**

Asking Rent: £8,000 Per Annum Exclusive

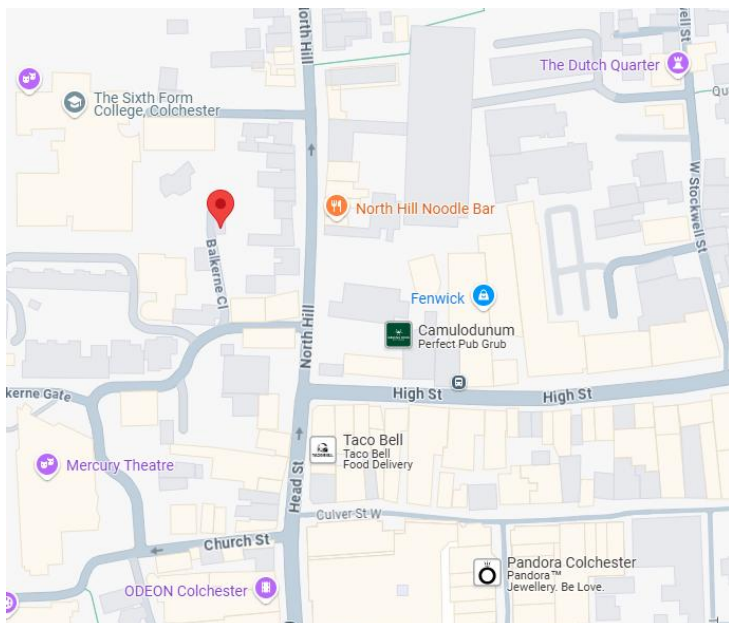
505.90 Sq. Ft (47 Sq. M)

- 1 Car Parking Space
- City Centre Location
- New Lease Available

## Location

Colchester is an ever-growing commercial centre located approximately 63 miles northeast of central London. Road communications are excellent, being adjacent to the A12 dual carriageway at its junction with the A120. Main line rail services to London Liverpool Street are frequent, with a fastest journey time of 52 minutes.

The Coach House is quietly situated just off Balkerne Gardens, close to Jumbo and the Mercury Theatre and only a few hundred yards from North Hill and the High Street.



## Description

A truly distinctive two-storey detached building, full of charm and character. Constructed in brick under a pitched tiled roof, the property features a part-tiled façade at first floor level.

The interior has a bright, modern feel with wooden floorboards, exposed brick and plastered walls and ample natural light throughout. Electric heating and strip lighting are installed. There are also WC facilities, an upstairs water point and a private parking space.

## Accommodation

According to our calculations the property has the following net internal floor area (NIA):

Ground Floor	217.43 sq.ft
First Floor	288.47 sq.ft

**Total NIA Area 505.90 sq.ft (47 sq.m)**

There is a small lock up in the adjoining parking area.

## Asking Terms

The property is available by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed with regular upward only rent reviews.

## Asking Rent

£8,000 per annum exclusive of Business Rates, Utilities and all other outgoings.

Freehold- Consideration will be given to a sale. Terms upon request.

## Business Rates

The property appears in the Valuation List with a Rateable Value of £5,900. We understand the previous occupier qualified for full exemption under Small Business Rate Relief.

## Town Planning

We are advised that that the property benefits from a Class E (Office) Use. Interested parties should make their own investigations with Colchester City Council on 01206 282222

## Legal Fees

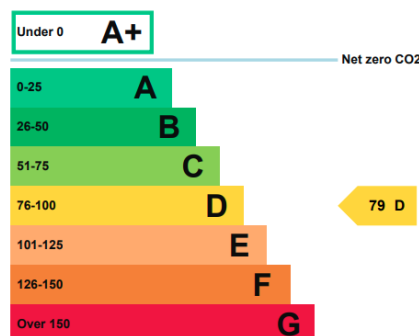
Each party is to bear their own legal costs throughout the course of any transaction.

## Energy Performance Certificate

The property has an EPC rating of D79.

### Energy rating and score

This property's energy rating is D.







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