

01206 577667

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 Whybrow

First & Second Floor Office Space – To let



67-70 North Hill, Colchester, Essex, CO1 1PX

Rent: Terms Upon Request

3,189 Sq. Ft (296 Sq. M)

- Well Located City Centre
- Above a Prominent Former Post Office
- Close to Local Amenities & Travel Links
- First & Second Floor Offices

Location

The property occupies a prominent position in the historic market town of Colchester. The property is located on the junction with the High Street next to Yates Bar.

Colchester is well located in north Essex with access to the A134 and A1124. Colchester Town Railway Station is within close proximity.



Asking Terms

A new lease is to be drawn on Full Repairing and Insuring (FRI) basis for a term of years to be agreed incorporating periodic upward only rent reviews.

Rent

Terms 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 should make their own enquiries of Colchester City Council on 01206 282222.

Business Rates

The property is to be assessed for Business Rates.

Energy Performance Certificate

The property does not have an EPC rating and is due to be assessed.

Description

The property provides extensive accommodation over the ground floor and basement plus self-contained offices on the first and second floors.

Externally, there is a secure yard to the rear accessed from Balkerne Passage.

Accommodation

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

First Floor Office	1,951 sq. ft
Second Floor Office	1,238 sq. ft
Total	3,189 sq. ft (296 sq.m)



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