

01206 577667



Modern Offices/Retail Accommodation – To Let



Unit 2, Ballantyne Drive, Colchester, CO2 8XZ

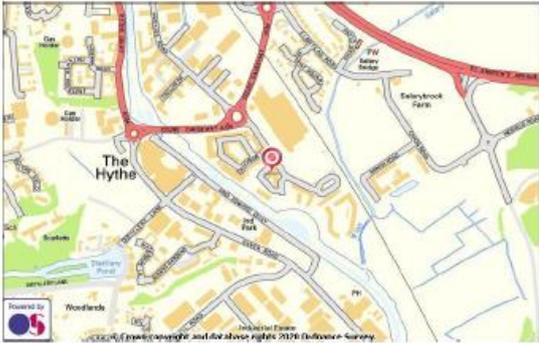
Asking Rent: £12,000 Per Annum Exclusive Size: 850 Sq Ft (79 Sq Mt)

- Fitted To A Good Specification
- River View Frontage
- Flexible Modern Accommodation
- New Lease Available
- Consideration Given To Occupiers Wishing To Lease Neighbouring Unit

Location

Colchester has a resident population of circa 185,000 people and provides excellent communication links to the M25, Stansted Airport and the port of Harwich via the A120 and to the midlands via the A14 at Ipswich.

The property is situated on the A134 with nearby occupiers including University of Essex, Tesco Superstore, Pump Gyms, and The Hythe railway station.



Description

Ground floor flexible accommodation forming part of a 4-storey river frontage block benefitting from carpeted flooring, suspended ceilings, fully fitted disabled WC and kitchen facilities. There is parking available to the rear.

Asking Terms

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

Accommodation

The property benefits from a net internal floor area of 850 sq.ft (79 sq.m). with parking to the rear.

Unit 2 850 Sq Ft (79 Sq Mt)

Rent

£12,000 per annum exclusive of Business Rates, VAT if applicable 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 a Class E Use. Interested parties are advised to contact the local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent.

Business Rates

The property is to be assessed for Business Rates.

Energy Performance Certificate

Copies can be provided on request.



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