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 Whybrow

Second Floor Offices – To let



Suites 1,2, 3 & 4, 145 High Street, Colchester, Essex, CO1 1PG

Rent: From £2,100 Per Annum Exclusive

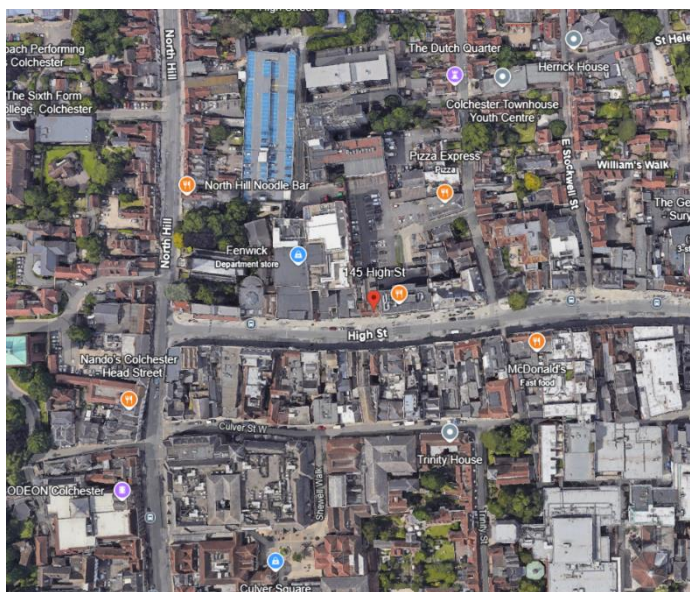
70 - 540 Sq Ft (7 - 50.2 Sq M)

- Prominent City Centre Location
- Multi – Storey Parking Nearby
- Available Immediately
- Ultrafast Broadband
- New Lease/Licence Available
- Close to Fenwick, Wagamama, Five Guys & Town Hall

Location

Colchester has a resident population of circa 180,000 people and is an important economic centre in North Essex offering excellent access to the East Coast Ports of Harwich & Felixstowe, Stansted via the A120 and the M25 (Junction 28).

The town centre contains a broad mix of retail, restaurant, office and residential uses. The subject property is close to the Town Hall and Fenwick Store which has undergone a £38m refurbishment to increase the floor area to 90,000 sq. ft.



Description

The property is situated in the heart of the City centre, close to Fenwick, Wagamama, Five Guys and the Town Hall and comprises self-contained office suites in a multi tenanted building accessed via an entrance from the High Street.

These self-contained office suites benefit from carpeted floors, fluorescent lighting, shared reception lobby, kitchen and WC facilities.

Accommodation

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

Suite 1	205sq.ft
Suite 2	70sq.ft
Suite 3	80 sq. ft
Suite 4	185 sq. ft

Nett Area 540 sq. ft (50.2 sq. m)

Asking Terms

The suites are available via a Law Society Lease for a minimum period of 12 months drawn on effective full repairing and insuring terms via a service charge. Occupiers will be required to enter into a Statutory Declaration excluding Landlord and Tenant Act rights.

Asking Rent

Suite 1 -£4,750 per annum exclusive .

Suite 2 -£2,100 per annum exclusive.

Suite 3-£2,400 per annum exclusive.

Suite 4-£4,300 per annum exclusive

Consideration will be given to letting the suites individually or in multiples.

Service Charge

All rents are exclusive of rates. Utilities, cleaning and service charges will be charged quarterly. Details will be provided on request. Insurance will be charged annually.

Town Planning

The property benefits from an established Class E (Office) use.

Business Rates

Interested parties are advised to make their own investigations of the Valuation Office.

VAT

The property is not elected for VAT

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction. Tenants will be required to enter into a Statutory Declaration excluding the lease from the Security of Tenure provisions of the Landlord and Tenant Act 1954.

Energy Performance Certificate

The property has an EPC rating of D94. A copy of the certificate is available upon request.