

01206 577667

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City Centre Office – To let



## 37 Sir Isaacs Walk, Colchester, Essex, CO1 1JJ

Asking Rent: £12,000 Per Annum Inclusive

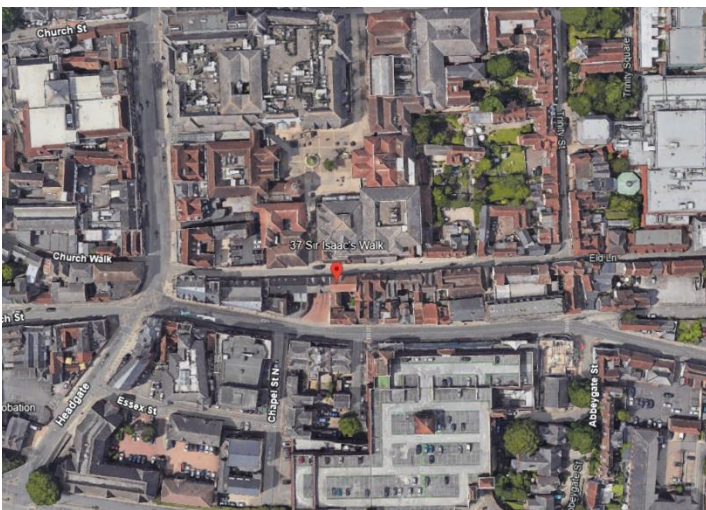
934 Sq. Ft (86.7 Sq. M)

- Close To Culver Shopping Centre
- Busy Pedestrianised Thoroughfare
- Class B1 (Office) Use
- Desirable Location
- New Lease Available

## Location

Colchester with a resident population approaching 200,000 benefits from excellent road communications via the A12 to London and Ipswich and main line rail services to London Liverpool Street, with a fastest journey time of 46 minutes.

Sir Isaacs Walk, is one of the town's most popular shopping locations containing a mix of specialist, local and national retailers and forms part of the Culver Centre which houses many leading retailers such as H&M, TK Max and Superdry and a wide variety of independent traders.



## Description

The property which lies opposite the Culver Centre entrance and close to St Johns Wynd. The property comprises a ground floor which is suitable for a reception or additional office space.

The main first floor office accommodation comprises an open plan area with two additional meeting rooms, a kitchenette and male and female W/C's. The office has a fibre internet connection.

## Accommodation

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

Ground Floor	228 sq. ft
First Floor Offices	706 sq. ft
<b>Total</b>	<b>934 sq. ft (86.7 sq. m)</b>

## Asking Terms

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

## Rent

£12,000 per annum Inclusive of Service charge and Insurance.

## Service Charge

The property is subject to a service charge. This is included in the £12,000 per annum.

## Legal Fees

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

## Planning

The property benefits from an established Class B1 (Office) use and is considered suitable for a variety of uses, subject to planning. Interested parties are advised to contact Colchester City Council on 01206 282222.

## VAT

The property is elected for VAT.

## Rateable Value

We are advised by Tendring District Council that the property appears in the Valuation List with a Rateable Value of £9,900.

## Energy Performance Certificate

The properties have an energy efficiency rating of: D81



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