

TO LET

OPEN-PLAN OFFICE SUITE

4,724 sq ft (438 sq m)

Suite A3
Ground Floor
Abbeygate One
8 Whitewell Road
Colchester CO2 7DF

Location

The property is located off of Whitewell Road on the southern edge of Colchester town centre. The amenities of the town centre are within easy walking distance and the inner ring road system can be accessed via Stanwell Street. Colchester Town Railway station provides connections to London Liverpool Street via the Colchester mainline station.

Description

The ground floor office suite consists of flexible open-plan office space along with a number of individual meeting rooms. The suite benefits from carpeted floors, air-conditioning, gas central heating and strip lighting. Entry is controlled via an intercom system and car parking is also available.

Floor Areas

Ground Floor Office Suite 4,724 sq ft 438 sq m

Lease

A new FRI lease is available direct from the Freeholder at terms to be agreed.

Rent

£40,000 per annum



Rates

£21,150 per annum (2010 RV £51,000).

Service Charge

A service charge will be levied to cover shared costs.

Legal Costs

Each party is to bear their own legal costs.

Contact

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The particulars shown above are believed to be correct, but accuracy cannot be guaranteed and they are expressly excluded from any contract.


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