

TO LET

OPEN-PLAN OFFICE SUITE

853 sq ft (79 sq m)

**Suite A4
1st 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 first floor office suite consists of flexible open-plan office space. The suite benefits from wooden floors, gas central heating, strip lighting and good natural light. Entry is controlled via an intercom system and car parking may also be available by negotiation.

Floor Areas

1st Floor Office Suite 853 sq ft 79.24 sq m

Lease

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

Rent

£6,950 per annum.



Rates

£4,686 per annum (2010 RV £11,000).

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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