

# TO LET

Second Floor Office Suite extending to Approx. 782 sq. ft.

Town Centre Location  
On Site Parking Available  
Available March 2022

**Suite 1, Second Floor**  
**Middleborough House**  
16 Middleborough  
Colchester  
CO1 1QT



## RENT

£16,000  
per annum inclusive



**Location**  
Middleborough House is situated at the bottom of North Hill, on the Northern edge of Colchester Town Centre, in a prominent and highly visible position. The office is located opposite the Octagon Office complex and within close proximity to the residential Dutch Quarter, Castle Park, the River Colne and Colchester Town Centre. The offices are within close proximity to the Fenwick department store and the Middleborough multi-storey car park, as well as a range of retail units, offices and restaurants.

**Description**  
The office suite is located on the second floor, predominantly open plan, benefitting from two smaller partitioned offices, heating and cooling units, panel lighting, a kitchenette and shared communal toilet facilities. There is one allocated car parking space onsite, however additional off road car parking may be available at St. Peters Street.

Other occupiers within Middleborough House include Peyton Tyler Mears accountants, Local Planning Services, Faber Bespoke Architects, Alexandra Paul Recruitment, Green Consulting Ltd and LB Specialist Recruitment Ltd.

The net internal area of the office suite extends to approximately 782 sq. ft. There are two partitioned offices extending to 103 sq. ft. and 159 sq. ft. within the open plan office space.

**Rent / Terms**  
£16,000 per annum, available to let by way of a new Internal Repairing and Insuring Lease, Lease, terms to be agreed.

The rent is inclusive of cleaning of the WC's and common parts, lighting of the common parts, heating, electricity, water rates and buildings insurance, but excludes business rates, broadband and telecoms and contents insurance.

**Business Rates**  
The property has a rateable value of £4,350. Small businesses may benefit from small business rate relief. We encourage all interested parties to make direct enquiries with Colchester Borough Council rates department on 01206 282300.

**EPC – C70**

**Viewing** Strictly by prior appointment with the Sole Agents **Nicholas Percival Chartered Surveyors:**

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*All prices and rentals quoted are exclusive of VAT (if applicable)*



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