



TO LET

508 Sq Ft

- Allocated Parking Spaces
- Established Mixed Use Estate
- Access to the A12 and Colchester City Centre
- Flexible terms available

020 8252 8000

Dockmasters House, 1 Hertsmere Road, London

Petchey
HOLDINGS

GLOBAL HOUSE, MOORSIDE, COLCHESTER, ESSEX, CO1 2TJ

Suite 5 is the last available office suite at Global House, providing approximately 508 sq ft of flexible office accommodation within the established Moorside mixed-use commercial and leisure area in Colchester.

The suite is available at **£413 per calendar month**, with the rent inclusive of service charge and insurance. VAT is payable in addition.

Global House benefits from allocated parking spaces, flexible lease terms and a convenient location with good access to Colchester City Centre, the inner ring road system and onward links to the A12 and A120.

Location

Global House is situated within **Moorside**, a mixed commercial and leisure area in Colchester.

The property benefits from good links to **Colchester City Centre** and the inner ring road system, providing onward access to the **A12** and **A120**.

Colchester mainline railway station provides services to **London Liverpool Street**, with journey times of approximately 55 minutes.

Nearby railway stations include:

Hythe Station – approximately 0.5 miles

Colchester Town Station – approximately 0.6 miles

Colchester Station – approximately 1.3 miles

Legal Costs

Each party to bear their own legal costs incurred.

Accommodation

The property provides the following available office accommodation:

Suite 5: 508 sq ft

VAT

VAT may be applicable.

Planning Information

Interested parties should make their own enquiries with the local planning authority to satisfy themselves that their proposed use is acceptable.

Additional Information

Rent

£413.00 Per Month

Viewing

Strictly by appointment through Petchey Holdings.

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