

Town Centre Offices From Approx. 3,430 sq. ft to 7,880 sq ft

22-26 Head Street, Colchester, Essex, CO1 1PB



TO LET FROM £22,500 PER ANNUM

- Town Centre Location
- Passenger Lift
- Good Specification
- Open Plan Layouts
- Part Air Conditioned
- Prominent Position

LOCATION

The premises are prominently located on Head Street above Halifax Building Society. Nearby occupiers include; Debenhams, Café Nero, Haart Estate Agents and Barclays Bank. Colchester has a population approaching 96,000 with a catchment population of some 190,000 and is a major commercial, retail and administrative centre located approximately 55 miles NE of Central London. The town is served by the A12 trunk road which provides a dual carriageway link to the M25 motorway and to Stansted Airport via the A120.

DESCRIPTION

The office accommodation is accessed via a shared personnel door fronting Head Street. There are stairs and lift access to the second and third floors.

The second floor office is predominantly open plan with three separate office/meeting/staff rooms. The offices benefit from a raised access floor with carpeting, suspended ceiling with recessed florescent lights, heating and double glazing.

The third floor offices are again principally open plan with two separate offices and a comms room. There is carpeting throughout, electric radiators & wall mounted comfort cooling units (both not tested) and florescent lighting.

There are ample shared male & female W/C facilities on the third floor.

ACCOMMODATION

(figures provided are approx. net internal measurements)

Second Floor	4,450 sq ft	413.4 m ²	£27,500 pa
Third Floor	3,432 sq ft	318.8 m ²	£22,500 pa
Total	7,882 sq ft	732.2 m²	£50,000 pa



Second Floor

TERMS

The premises are available to let on a new sub-lease, length and terms to be agreed, at a rent outlined in the adjacent table. Term to expire no later than May 2022.

BUSINESS RATES

We are informed that the rateable value is £71,500. We estimate that the rates payable are likely to be in the region of £34,250 per annum.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises fall within class E (124) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989.

Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

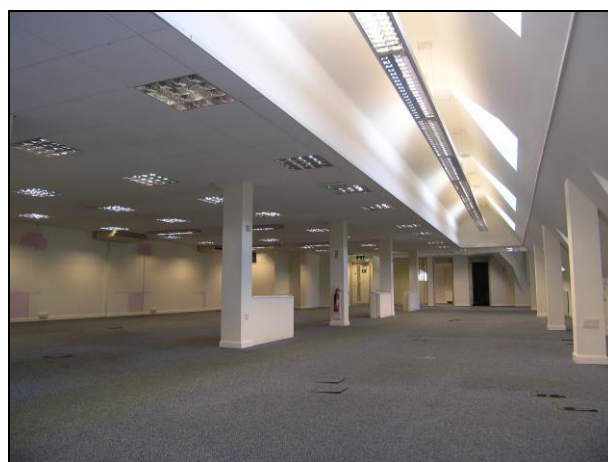
VIEWING

Strictly by appointment via sole agents:

Newman Commercial

Tel: 01206 85 45 45

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Third Floor

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