

**Town Centre Office Approx. 1,410 sq. ft (131 m<sup>2</sup>) With Parking**

**3 St Peters Court, Middleborough,  
Colchester, Essex CO1 1WD**



**TO LET AT £19,500 PER ANNUM**

- Town Centre Location
- Partitioned Offices
- Four Car Parking Spaces
- Tea Point / WC's
- Gas Central Heating
- Close to Main BR Station

## LOCATION

An attractive and centrally located office building within a courtyard setting, close to all major town centre facilities and amenities, including car parks, shops, restaurants and public transport. Colchester's North Station (approx. 55 minutes to London Liverpool Street) is within easy walking distance, as is the main retail centre.

## DESCRIPTION

A mid terrace three storey Georgian style office building of brick construction under a pitched and slated roof. An entrance lobby provides access to the ground floor office which is open plan and with a tea point and accessible W/C. on the first floor there is an open plan office and W/C. The second-floor features two large portioned offices and an open plan area.

The offices feature suspended ceilings with florescent lighting, carpeting, electrical outlets and cat5 cabling (not tested).

Four car parking spaces are provided on site.

## ACCOMMODATION

(figures provided are approximate net internal areas)

Ground Floor	Approx.	505 sq ft	47 m <sup>2</sup>
First Floor	Approx.	465 sq ft	43.2 m <sup>2</sup>
Second Floor	Approx.	440 sq ft	40.8 m <sup>2</sup>
<b>Total</b>	<b>Approx.</b>	<b>1,410 sq ft</b>	<b>131 m<sup>2</sup></b>

## TERMS

The premises are available to let on a new flexible lease, length and terms to be agreed, at a rent of £19,500 per annum. The figures quoted are exclusive of rates and VAT.

Alternatively, for sale freehold. Price upon application.

\*Available to occupy from January 2018.

## SERVICE CHARGE

A service charge is applicable to cover; maintenance the communal areas, lighting, security, car park and landscaping.

Approx. cost 2017/18 £1,650.

## BUSINESS RATES

We are informed that the rateable value is £12,000. For rateable values of £12,000 and below 100% rate relief may be available, subject to eligibility. We recommend all parties make their own direct enquiries with the local rating authority.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

We have been advised that the premises fall within class C (74) 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.

We have been advised that VAT is not applicable on the rent.

## VIEWING

Strictly by appointment via sole agents:

**Newman Commercial**

**Tel: 01206 85 45 45**

**Email: [mail@newmancommercial.co.uk](mailto:mail@newmancommercial.co.uk)**



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