

**Prominent Town Centre Offices Approx. 2,270 sq. ft (210.9 m<sup>2</sup>)**

**21 Lexden Road, Colchester, Essex CO3 3PX**



**TO LET AT £29,500 PER ANNUM**

- Prominent Building
- Tea Point & W/C's
- Town Centre Location
- Gas Central Heating
- Meeting Rooms / Offices
- Five Car Parking Spaces

## LOCATION

An attractive and prominently located office building fronting Lexden Road, 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 walking distance, as is the main retail centre.

## DESCRIPTION

An imposing & prestigious three storey, self-contained, office building. A reception leads to two large ground floor offices with stairs to the first floor which features three office areas, W/C facilities and a tea point. On the second floor there are a further three office areas, a tea point and W/C's.

To the front of the property are five car parking spaces.

Note: The accommodation is currently undergoing refurbishment to include redecoration throughout, and the installation of LED lighting, new carpeting and tea points and WC facilities.

## ACCOMMODATION

(Approximate net internal measurements)

Ground Floor	Approx.	690 sq ft	64.1 m <sup>2</sup>
First Floor	Approx.	653 sq ft	60.7 m <sup>2</sup>
Second Floor	Approx.	656 sq ft	60.9 m <sup>2</sup>
Basement Office	Approx.	271 sq ft	25.2 m <sup>2</sup>
<b>Total</b>	<b>Approx.</b>	<b>2,270 sq ft</b>	<b>210.9 m<sup>2</sup></b>

Ancillary Basement Stores

## TERMS

The premises are available to let on a new flexible lease, length and terms to be agreed, at a rent of £29,500 per annum.

Available for occupation Autumn 2018.



## BUSINESS RATES

We are informed that the rateable value is £18,750. We estimate that the rates payable are likely to be in the region of £9,000 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)

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

## PLANNING

We understand that the premises currently benefit from D1 (nonresidential institution) planning use, having previously been used for education purposes.

A change of use application has been submitted to obtain B1a (office) and A2 (financial & professional services) use.

Interested parties are advised to make their own enquiries direct with the Colchester Council Planning department.

## 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**

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



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