NEWMAN
COMMERCIAL PROPERTY CONSULTANTS

## Prominent Town Centre Offices Approx. 2,270 sq. ft (210.9 m²)

# 21 Lexden Road, Colchester, Essex CO3 3PX

# TO LET AT £29,500 PER ANNUM

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

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## 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, new LED lighting, new carpeting and tea points.

## ACCOMMODATION
(Approximate net internal measurements)

| | | | |
|---|---|---|---|
| Ground Floor | Approx. | 690 sq ft | 64.1 m² |
| First Floor | Approx. | 653 sq ft | 60.7 m² |
| Second Floor | Approx. | 656 sq ft | 60.9 m² |
| Basement Office | Approx. | 271 sq ft | 25.2 m² |
| **Total** | **Approx.** | **2,270 sq ft** | **210.9 m²** |

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 from June 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

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