



AVAILABLE FOR SALE FREEHOLD

City Centre Offices With On Site Car Parking

7 St Peters Court, St Peters Street
Colchester, Essex, CO1 1WD

SALE

£395,000
plus VAT

AVAILABLE AREA

2,243 sq ft
[208.4 sq m]

IN BRIEF

- » Three Storey Office Building
- » Predominantly Open Plan Layout
- » First Floor Meeting Room / Office
- » On Site Car Parking Spaces
- » Easy Walk To Main Line Railway Station

LOCATION

An attractive and prominently located office building accessed via St Peters Street, close to all major city 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 three storey building with brick elevations and a pitched and tiled roof. Ample wooden sash windows provide excellent natural light.

An generous entrance lobby provides access with a single accessible WC and small storage cupboard. The ground floor office is open plan and features a separate kitchenette with a door leading to the car park.

Stairs provide access to the first and second floors. The first floor office benefits from being open plan with an additional office / meeting room and WC.

The second floor features a large open plan office.

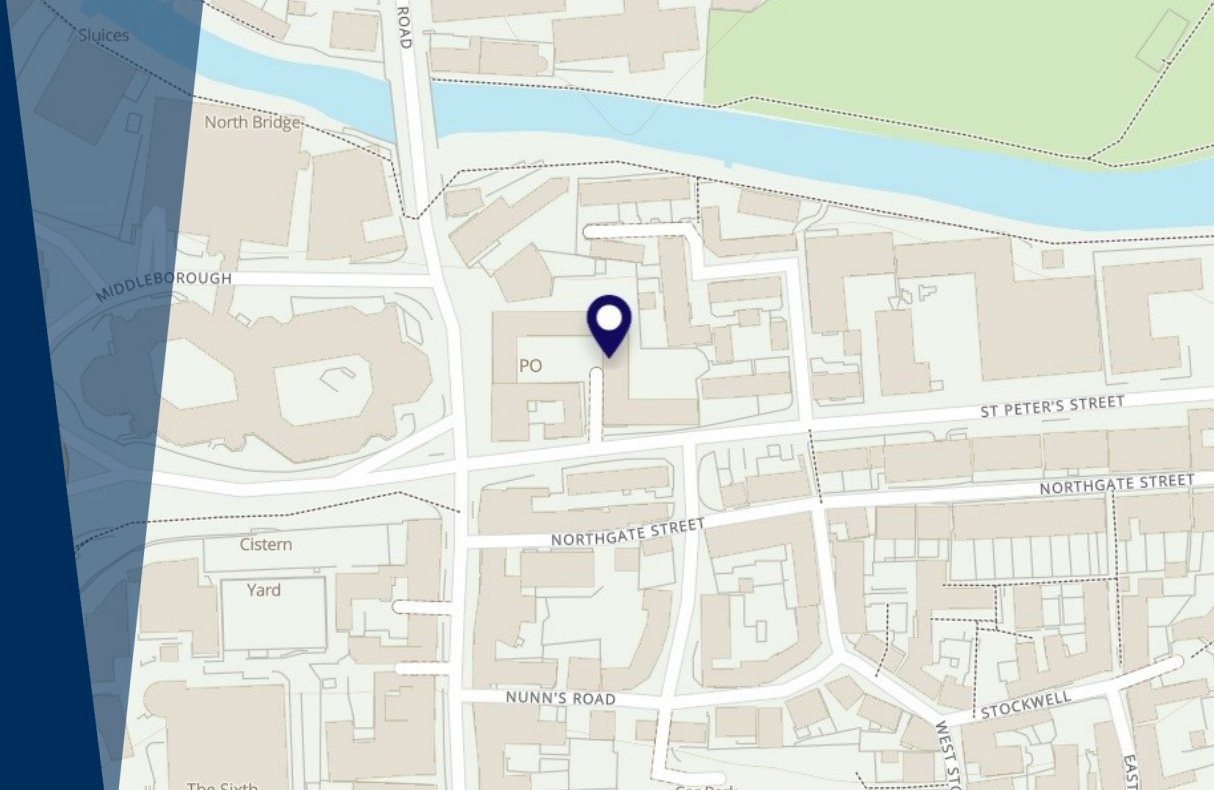
The building benefits from suspended ceilings with recessed lighting throughout, carpeting, and gas fired central heating (not tested).

There are five car parking spaces provided on site with an additional sixth space suitable for a small car or motorcycle.

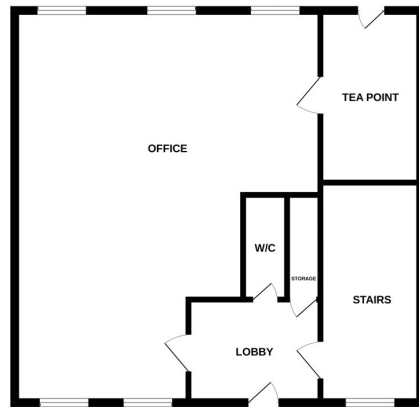
ACCOMMODATION

[Approximate Net Internal Floor Areas]

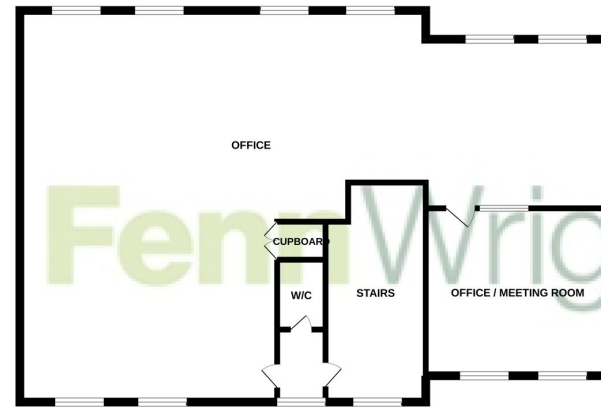
- » **Ground Floor:** 527 sq ft [49.0 sq m] approx.
- » **First Floor:** 856 sq ft [79.5 sq m] approx.
- » **Second Floor:** 860 sq ft [79.9 sq m] approx.
- » **Total:** 2,243 sq ft [208.4 sq m] approx.



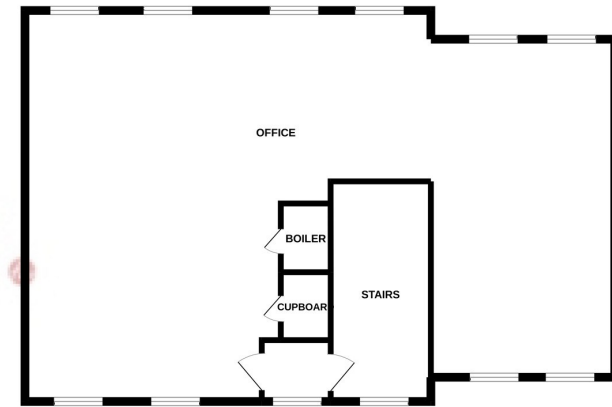
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS

The premises are available For Sale Freehold at £395,000 plus VAT.

SERVICE CHARGE

A service charge is applicable to contribute towards the estate service charge. The approx. cost for the current year is £2,218 plus VAT.

BUSINESS RATES

We have been informed that the rateable value is £19,750. We estimate that the rates payable are likely to be in the region of £10,270 per annum.

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

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (70) of the energy performance assessment scale.

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.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

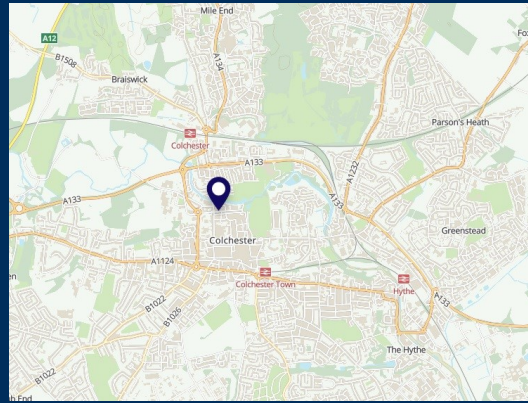
Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identify, residence and source of funds prior to instructing solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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OS licence no: TT000311015

Particulars created 26 June 2024

