

# FennWright

Windsor House  
103 Whitehall Road  
Colchester  
Essex  
CO2 8HA

## FOR SALE OR TO LET

### Detached Office Premises With On Site Car Parking

- Approx. 1,998 sq ft (185.6 sq m)
- Two Storey Detached Office Building
- Prominent Roadside Frontage
- Separate Offices / Meeting Rooms
- Tea Points & W/C Facilities
- Established & Popular Business Location
- Easy A12 / A120 Access



Approx. Red Line Boundary Plan For Indicative Purposes Only.

Not To Scale & Not To Be Relied Upon



## Location

The office is prominently situated on Whitehall Road, on the popular Whitehall Industrial Estate which is located approximately two miles to the South of Colchester City Centre.

Easy access is available to the inner ring road system leading directly to the A12 dual carriageway providing fast road links to Harwich and Stansted Airport via the A120 and Felixstowe via the A14.

## Description

The property comprises a two storey detached office building, with a specification to include: suspended ceilings throughout, new LED lighting to the first floor, ceilings fans throughout the first floor, and good levels of natural light.

On the ground floor, a fully glazed personnel door leads to an entrance lobby, with reception / waiting area (with a tea point facility) leading to a mixture of open plan and cellular office space.

A single staircase leads to the first floor, which benefits from a mixture of open plan and cellular office space, W/C facilities and a tea point.

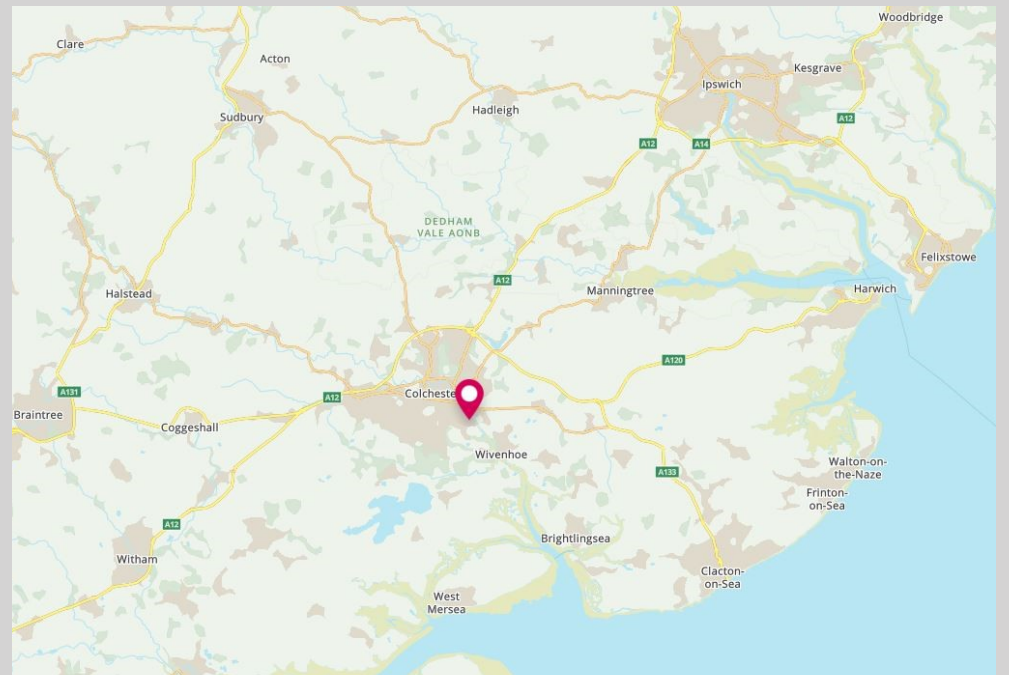
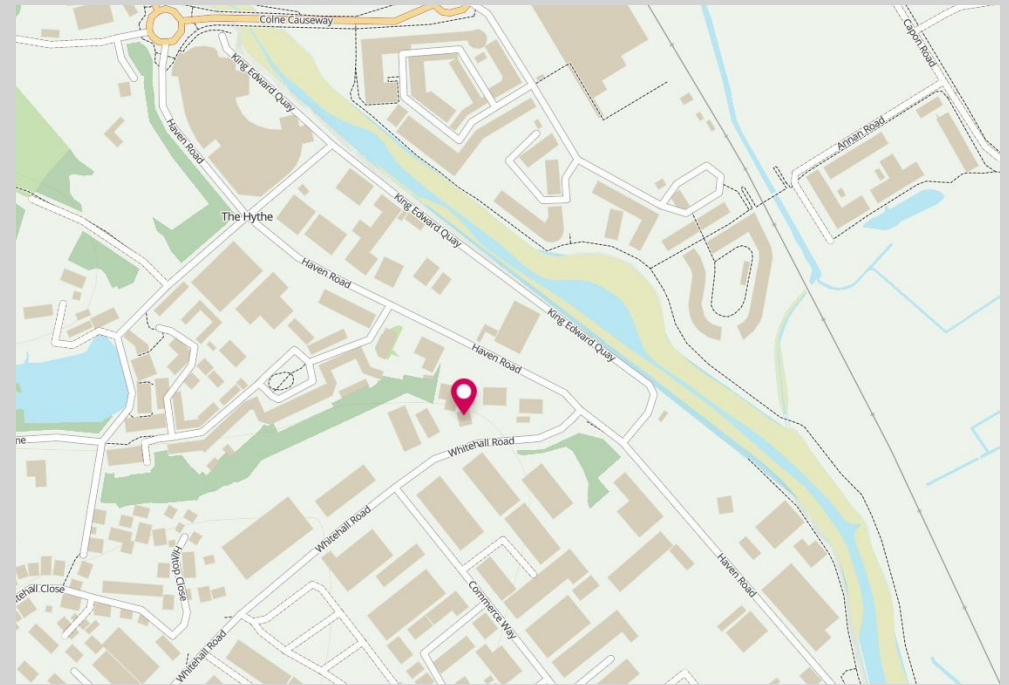
Externally, there are approx. 4 parking spaces in front of the office, with space for a further minimum 3 cars to the side (potentially further if double parked).

There is also a small area to the rear, with a shed.

## Accommodation

(Approximate Net Internal Area):

Ground Floor	Approx.	1,070 sq. ft	(99.4 sq. m)
First Floor	Approx.	928 sq. ft	(86.2 sq. m)
<b>Total</b>	<b>Approx.</b>	<b>1,998 sq. ft</b>	<b>(185.6 sq. m)</b>



## Terms

The premises are available for sale freehold with vacant possession, at a guide price of £370,000 (no VAT).

Alternatively, the premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £25,000 per annum.

We are advised that VAT is not applicable.

## Buildings Insurance

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. The tenant is to be responsible for their own contents and other liability insurances.

## Service Charge

We are advised that no service charge is applicable.

## Business Rates

We have been informed that, effective 1st April 2023, the premises holds two individual rating assessments: Ground Floor (£9,800), and First Floor (£8,600).

The total combined rateable value is £18,400. We therefore estimates rates payable are likely to be in the region of £9,180 per annum. We recommend all interested parties make their own enquiries direct with the local rating authority to confirm their liabilities.

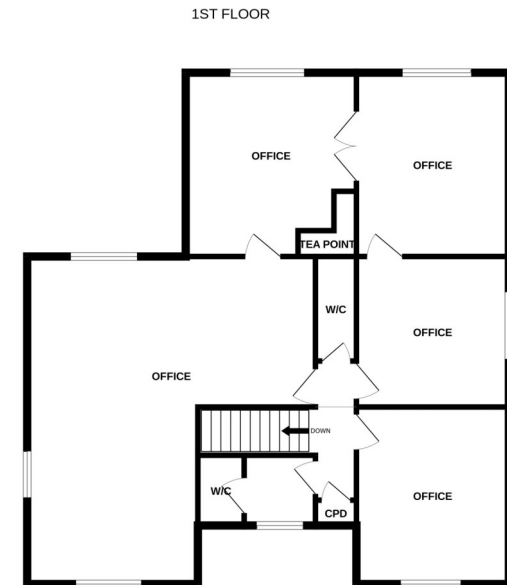
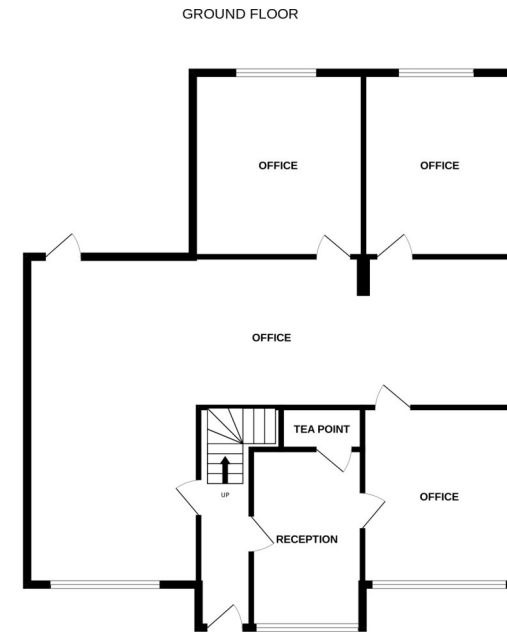
## Energy Performance Certificate

We have been advised that the premises fall within class D (90) of the energy performance assessment scale.

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

## Anti-Money Laundering Regulations

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



# FennWright

Viewings Strictly By Appointment  
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Date Prepared: 23.11.2023