



AVAILABLE TO LET

Detached & Self Contained Office Building With Parking

**Maw Hall, Rawstorn Road,
Colchester, Essex, CO3 3JH**

RENT

£19,000
per annum

AVAILABLE AREA

1,123 sq ft
[104.3 sq m]

IN BRIEF

- » Single Storey Office Building
- » Predominantly Open Plan Layout
- » Kitchen / Meeting Room
- » Two On Site Car Parking Spaces
- » St Marys Multi Story Car Park Close By
- » Easy Walk To City Centre

LOCATION

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

DESCRIPTION

A single storey office building with a pitched and tiled roof with wooden double glazed windows.

The premises were fully refurbished in 2008/9 and present to a very high standard.

The office space is open plan, with a feature vaulted ceiling, and is carpeted with fixed floor boxes, under floor heating, A/C, and lighting.

We are advised that there is a dedicated fibre internet connection to the building.

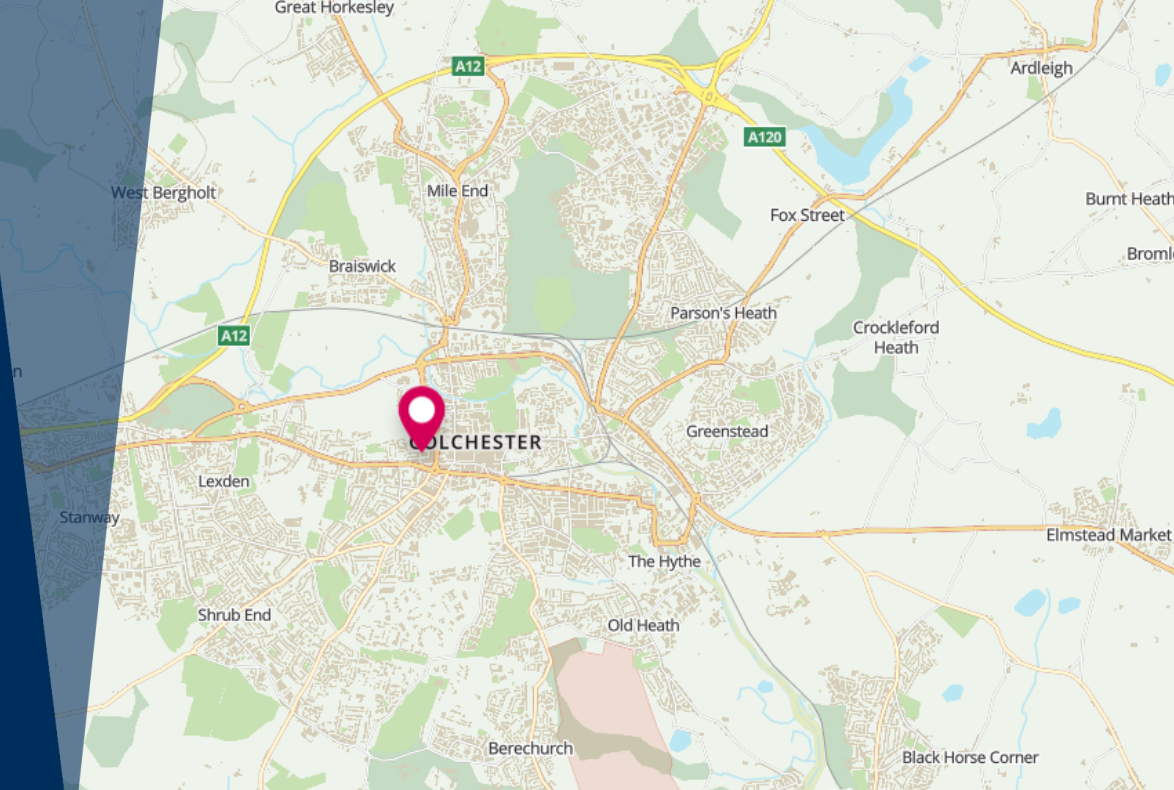
To the rear of the property is a large kitchen / meeting room and two WC's (one is accessible).

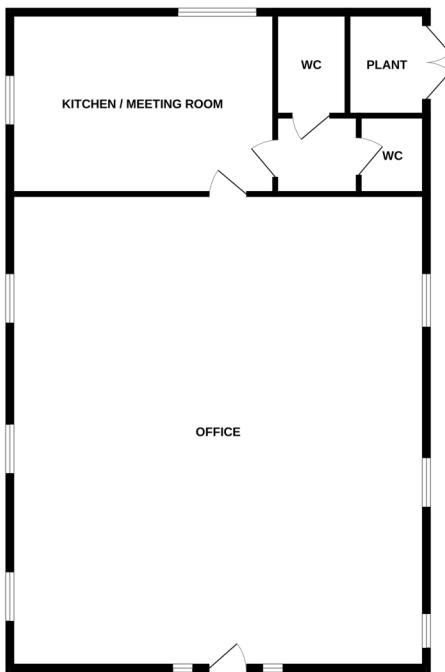
To the side of the premises are two car parking spaces.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

» Total: 1,123 sq ft [104.3 sq m] approx.





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 To Let on a new sub lease basis, up to October 2029, at a rent of £19,000 per annum plus VAT.

SERVICE CHARGE

We are advised that no service charge is applicable.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

The approx. cost for the current year is £700.

The tenant is to be responsible for their own contents insurance.

BUSINESS RATES

We have been informed that the rateable value is £11,000. We estimate that the rates payable are likely to be in the region of £5,500 per annum.

Up to 100% small business rate relief may be available subject to eligibility. 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 **B(43)** 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

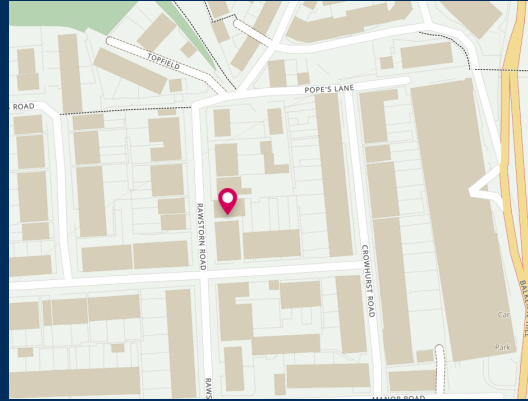
Each party will be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Particulars created 23 July 2024

