

oakheart

£1,200 Per Month

Per Month

Balkerne Passage, Colchester

Situated in a prime location within Colchester City Centre, this well-presented commercial unit at Balkerne House offers an excellent opportunity for businesses seeking professional, flexible office space in a thriving area.

The offices are a great size, ideal for small to medium-sized companies or teams needing dedicated workspace. The building benefits from communal toilet facilities and

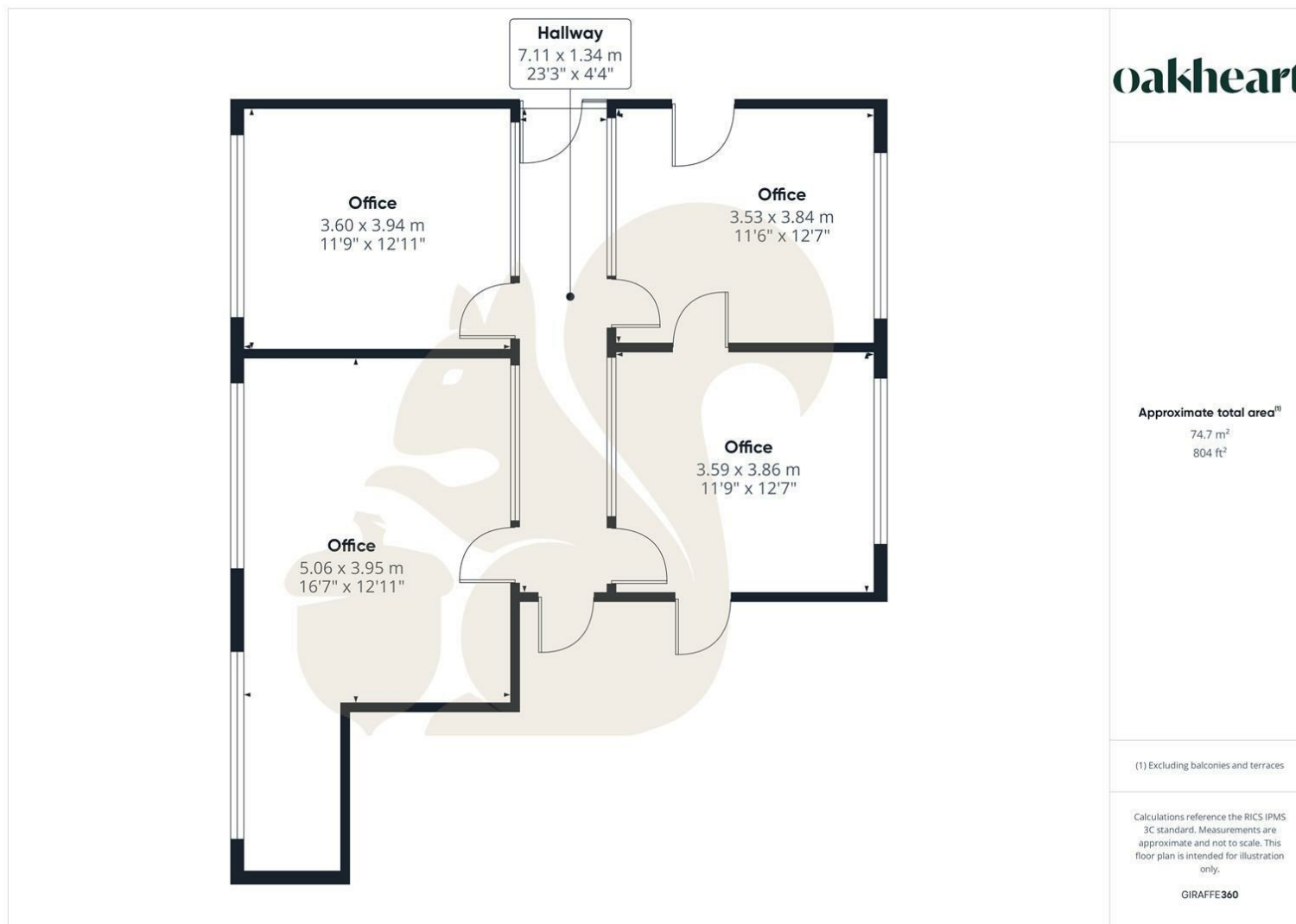
secure keycode access, providing both convenience and peace of mind.

Positioned close to local amenities, cafés, and public transport links, the property offers superb accessibility for staff and clients alike.

Call the Oakheart Lettings team today to arrange a viewing!







Local Authority:

Tenure:

Council Tax Band:

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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