



SUBSTANTIAL GRADE II* HISTORIC BUILDING TO LEASE

11,177.92 SQ.FT (MAY SPLIT)

Suitable for a variety of different uses (STPP)

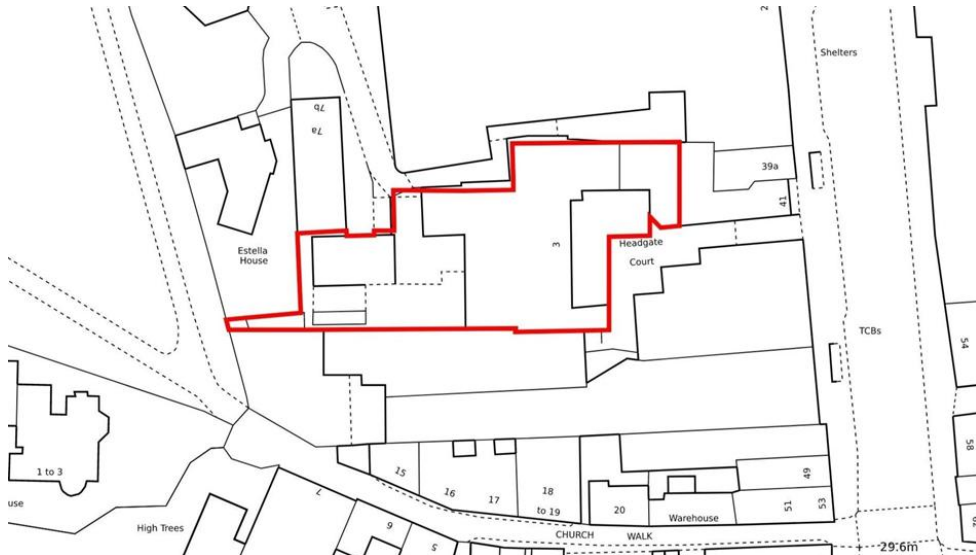
Head Gate Court, Head Street, Colchester, Essex CO1 1NP


BESPOKE
by northwood

PRICE ON APPLICATION

Key Features

- GRADE II* LISTED
- SUBSTANTIAL BUILDING
- TOWN CENTRE
- SUITABLE FOR A VARIETY OF DIFFERENT USE (STPP)
- COURTYARD PARKING
- 11,177.92 SQ.FT (MAY SPLIT)





Substantial Grade II* listed Historic Town Centre Offices to Lease with Parking.

Available as whole or may split.

Suitable for a variety of different uses Subject to Planning Permission (STPP)

DESCRIPTION

The property comprises a substantial Grade II* listed office building spanning 3 floors. The original building dates back to circa 1530. The property is split into the main building and interconnecting offices. The property benefits from a courtyard area accessed from Head Street, suitable for parking up to 5 vehicles and a rear car park area accessed via Church Street with additional parking for 5 vehicles.

The accommodation consists of:

Ground Floor:	4845.18	sq.ft
First Floor:	5057.87	sq.ft
Second Floor:	1274.87	sq.ft
TOTAL:	11177.92	sq.ft

Site Area: 0.23 Acres

All areas and measurements are approximate, every effort has been made to measure accurately however interested parties must rely solely on their investigations. The measurements provided above are excluding

areas with reduced headroom.

LOCATION

The property is located in the town centre of Colchester, Essex. Many large retailers are located nearby such as the Odeon Cinema, Costa Coffee, H&M and Halifax. Colchester serves direct rail links to London Liverpool Street Station and major road links, namely the A12 that lead directly to London.

VAT

The Property is not elected for VAT

BUSINESS RATES

Due to the nature of the property, we strongly advise that all interested parties contact Colchester Council for clarification on Rateable Value and Rates Payable.

VIEWINGS

By appointment through sole letting/selling agents Northwood Chelmsford.

Zaman Sheikh LLB (Hons) MSc AssocRICS
RICS Registered Valuer

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Approximate total area⁽¹⁾450.13 m²4845.18 ft²

Reduced headroom

3.51 m²

37.8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

469.89 m²

5057.87 ft²

Reduced headroom

0.53 m²

5.73 ft²

(1) Excluding balconies and terraces

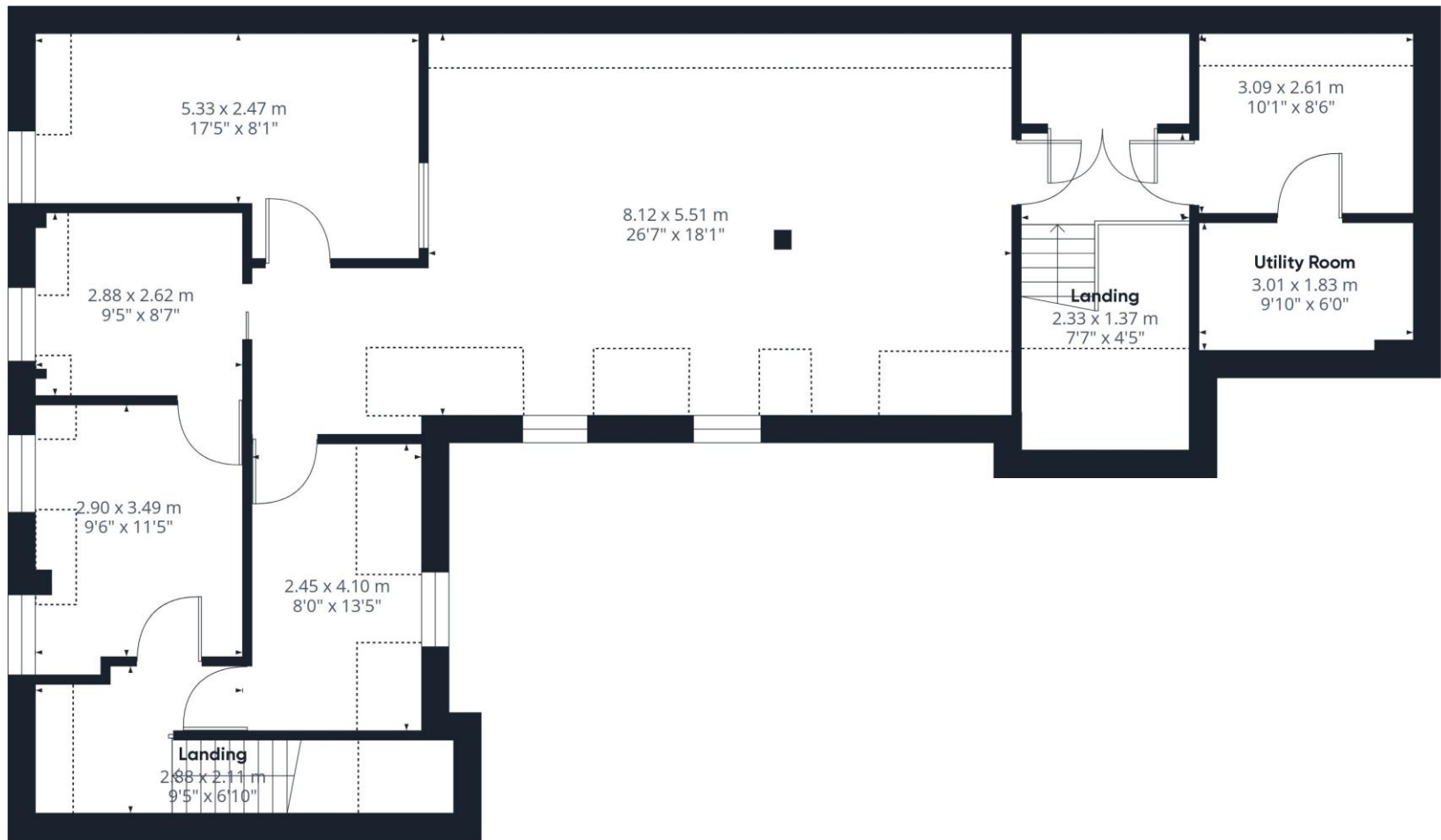
Reduced headroom

Below 1.5 m/5 ft

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Approximate total area⁽¹⁾

118.44 m²
1274.87 ft²

Reduced headroom

16.51 m²
177.74 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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