

TO LET

1,644 sq. ft. Third Floor Serviced Office Suite

City Centre Location

On Site Car Parking

Flexible / Easy In / Easy Out Terms

Suite A
Third Floor
Middleborough House
16 Middleborough
Colchester
CO1 1QT



RENT

£16,000 per annum
exclusive

NP NICHOLAS
PERCIVAL
COMMERCIAL

Location
Middleborough House is situated at the bottom of North Hill, on the Northern edge of Colchester City Centre, in a prominent and highly visible position. The office located opposite the Octagon Office complex and within close proximity to the residential Dutch Quarter, Castle Park, the River Colne and Colchester Town Centre. The offices are within close proximity to the Fenwick department store, as well as a range of retail units, offices and restaurants.

Description
The office suite is located on the third floor forming an open plan irregular 'L' shape, benefitting from glazed partitions to provide meeting / board rooms, heating and cooling units, panel lighting, a kitchenette and shared communal toilet facilities. The property does not benefit from a pedestrian lift.

Other occupiers within Middleborough House include Peyton Tyler Mears accountants, Infinite Energy, and Faber Bespoke.

The offices benefits from three allocated car parking spaces onsite, with ample additional car parking spaces within a short walking distance at St. Peters Street.

Rent / Terms
£16,000 per annum exclusive.
Available to let by way of a new Internal Repairing and Insuring Lease. Flexible / Easy In / Easy Out terms to be agreed.

Service Charge
A service charge is payable to include but not exclusive of electricity, water, buildings insurance, heating (via heating & cooling units), air conditioning, cleaning of the communal areas and external repairs and decoration. The Service Charge excludes business rates, broadband and telecoms and contents insurance.

The Service Charge is levied at £14,000 per annum.

Business Rates
The property has a rateable value of £12,500. We understand occupiers may benefit from small business rate relief, and advise interested parties to make enquiries with Colchester Borough Council rates department - 01206 282300.

EPC – C70

Viewing
Strictly by prior appointment with the Sole Agents Nicholas Percival Chartered Surveyors, FAO Billy Coe.

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All prices and rentals quoted are exclusive of VAT (if applicable)

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