



The Folley, Colchester, CO2 0HZ

£1,100 Per Month



This attractive commercial unit, extending to approximately 1,500 sq ft, is ideally located in the sought-after village of Layer-de-la-Haye. Set within a beautifully converted former timber-framed barn, the property combines character features such as exposed beams and timbers with high-quality, modern office accommodation.

The space is predominantly open-plan, creating a versatile working environment, complemented by two additional private office rooms, a fitted kitchen, and WC facilities.

Externally, the property benefits from ample on-site parking for staff and visitors. A monthly service charge of £250 is payable, which includes the cost of electricity and heating.

This is an excellent opportunity for businesses seeking a unique, well-presented workspace in a desirable and accessible location.

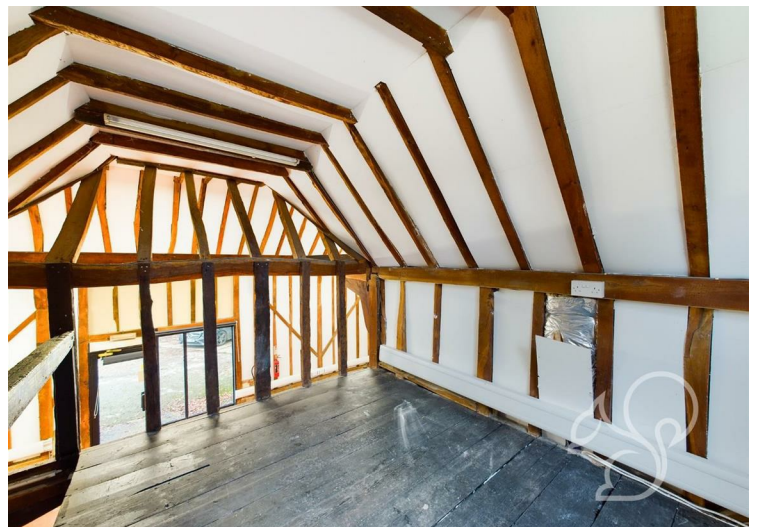
- Commercial Unit
- Versatile Space
- Kitchen Area
- Character Features
- Utilities Included
- Semi-Rural Location
- Parking
- Available Now

Viewing

Please contact our Oakheart Colchester - Lettings Office on 01206 803 308 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



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