

# Office Space – TO LET



## **Customs House, Hythe Quay, Colchester**

Ground and First Floor Offices  
Immediately Available  
Short Term Tenancies Available  
May Suit A Variety of Uses

### **Location**

The property overlooks the river Colne to the front of the building and is situated to the East of Colchester Town Centre. It is on the A134 and within walking distance of Hythe British Rail Station and local amenities.

### **Description**

The property is 2 storey brick-built office building available as a whole or as 3 separate self-contained office suites. There is a small amount of parking directly in front of the building.

### **Services**

The property has gas fired central heating to offices 2 and 3. There is electric, mains water and drainage to all suites.

## **Accommodation**

### **Ground Floor (Office 1)**

Entrance lobby	
Kitchen	
Cloakroom	
Office	21sq m.

### **First Floor (Office 2)**

Office 1	18.03 sq. m.
Office 2 inc cupboard	16.95 sq. m.
Office 3	5.75 sq. m.
Kitchen	2.68 sq. m.
Cloakroom	

### **Ground and First Floor (Office 3)**

#### **Ground**

Entrance hall	
Cloakroom	
Shower	
Office 1	3.20 sq. m
Cupboard / Office 2	4.83 sq. m
Kitchen	7.80 sq. m
Office 3	13.34 sq. m
Office 4	18.42 sq. m

#### **First Floor**

Reception area	8.87 sq. m
Office 5	5.05 sq. m
Office 6	11.31 sq. m
Office 7	32.77 sq. m

## **Rateable Value**

Office Suite 1	£2050
Office Suite 2	£3850
Office Suite 3	£9000

## **Terms**

The suites are offered on short / flexible lease terms for a period to be agreed between parties. The lease(s) will be contracted out of the Landlord and Tenant Act 1954.

Office Suite 1	£2,000 pax
Office Suite 2	£3,500 pax
Office Suite 3	£7,500 pax

**Offices Suites 1,2 and 3            £12,000 pax**

## **Contact**

For further information or to arrange a viewing please contact,

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