

Units 2 & 3 Ballantyne Drive, Colchester, Essex, CO2 8GL



To Let
Modern Office/Retail
Accommodation

850 Sq Ft – 1,711 Sq Ft (79 Sq M
- 159 Sq M)

- Fitted To A Good Specification
- River View Frontage
- Flexible Modern Accommodation
- New Lease Available
- Consideration Given to Occupiers

Wishing to Lease Both Units.

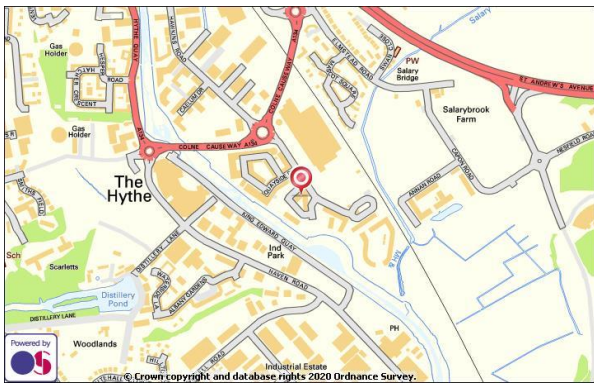


PROPERTY DETAILS

Location

Colchester has a resident population of circa 185,000 people and provides excellent communication links to the M25, Stansted Airport and the port of Harwich via the A120 and to the midlands via the A14 at Ipswich.

The property is situated on the A134 with nearby occupiers including University of Essex, Tesco Superstore, Pump Gyms, and The Hythe railway station.



Description

Ground floor office accommodation forming part of a 4-storey river frontage block benefitting from carpeted flooring, suspended ceilings, fully fitted disabled WC and kitchen facilities.

Accommodation

The properties have the following Nett Internal Area (NIA):

Unit 2	861 Sq Ft
Unit 3	850 Sq Ft
Total	1,711 Sq Ft (159 Sq M)

Terms

A new lease drawn on a Full Repairing and Insuring (FRI) basis is available for a term of years to be agreed, incorporating upward only rent reviews.

Rent

£12,000 per annum exclusive per unit.

Service Charge

We understand that the property is subject to a service charge. Further details available upon request.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Planning

The property benefits from a Class E Use. Interested parties are advised to contact the local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent.

Business Rates

The property is due to be assessed for Business Rates.

Energy Performance Certificate

Copies can be provided at request.

For viewings and further details please contact



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