

DRAFT

TO LET

HARWIN

PROPERTY CONSULTANTS

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**1/1A, Moorside, Colchester,
Essex, CO1 2TJ**

**Self-Contained Office with allocated parking
594 sq. ft. - 1,276 sq. ft.**



- **Ground and First Floor Office accommodation**
- **6 allocated parking spaces**
- **Located 1.5 east of Colchester Town Centre**
- **Additional Parking available if required**

LOCATION

Colchester is a key commercial centre in Essex, strategically located 55 miles north east of Central London; 62 miles south east of Cambridge and 24 miles north east of Chelmsford.

Colchester is regarded as an important regional distribution centre with 17m population within 2.25 hours drivetime and 38.4m population within 4.5 hours drivetime.

The key East Coast Ports of Harwich (21 miles), Felixstowe (29 miles) and Tilbury (48 miles) are all within 1 hours drivetime. Stansted Airport lies 32 miles to the west of London.

There is a frequent direct rail service to London Liverpool Street with a fastest journey time of 49 minutes

The property is located at the entrance to the Eastgate Industrial Estate, approximately 1.5 miles east of Colchester town centre.

DESCRIPTION

Self-contained office suite over two floors. Six allocated parking spaces. Additional parking available if required at an additional cost.

ACCOMMODATION

(all figures provided are approximate gross internal figures)

Area		Sq. ft	m ²
Ground Floor	approx.	682	63.4
First Floor	approx.	594	55.2
Total		1,276	118.6

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT

Ground Floor	£9,500 pa exclusive
First Floor	£8,500 pa exclusive
Total	£17,800 pa exclusive

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

SERVICE CHARGE

Further details upon request.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be Provided.

VIEWING

Strictly by appointment via sole agents:



Daniel Harness
Karen Guntley

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