

01206 577667

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 **Whybrow**

**City Centre Office Suite – To let**



## **Portal House, 27 Southway, Colchester, Essex, CO2 7BA**

Rent: £8,000 Per Annum Exclusive

961Sq. Ft (89 Sq. M)

- City Centre
- Car Parking
- WC & Kitchen Facilities
- Readily Available

## Location

The subject property is situated on the south west corner of the town centre immediately fronting Southway, the town's southern ring road. Access is provided via Crouch Street which is a secondary shopping area containing a range of predominantly local retailers and a mixture of restaurants, bars, offices and residential occupiers.



## Description

The subject accommodation benefits from solid floors with carpeting, perimeter trunking, suspended ceilings with recessed lighting and secondary glazing. There is car parking spaces (number available dependant on space taken) in the shared car park and there is WC and kitchen facilities on each floor. There is 1 remaining floor available to let.

## Accommodation

The property benefits from a net internal area of 961 sq. ft (89 sq.m).

## Asking Terms

The property is available by way of a new Full Repairing lease via a service charge for a term of years to be agreed with regular upward only rent reviews.

## Rent

£8,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

## Service Charge

The property is subject to a service charge. Further details available upon request.

## Planning

The property benefits from an established Class E (Office) use. Interested parties are advised to contact Colchester City Council on 01206 282222.

## Business Rates

The property is to be separately assessed for Business Rates.

## Legal Fees

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

## Energy Performance Certificate

The property has an EPC rating of C69. A copy of the certificate is available upon request.



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