

# City Centre Offices

The logo for Whybrow, featuring a stylized 'W' composed of three vertical bars in teal, blue, and orange, followed by the word 'Whybrow' in a white, sans-serif font.

## To Let

First & Second Floors, 21 Head Street, Colchester, CO1 1NX



**1,588 Sq Ft (147 Sq M)**

Available on new lease

- Prime city centre location
- Grade II Listed; Self contained premises
- Ground Floor Space with return frontage to Church St. also available
- Suit a variety of uses STP

## Location

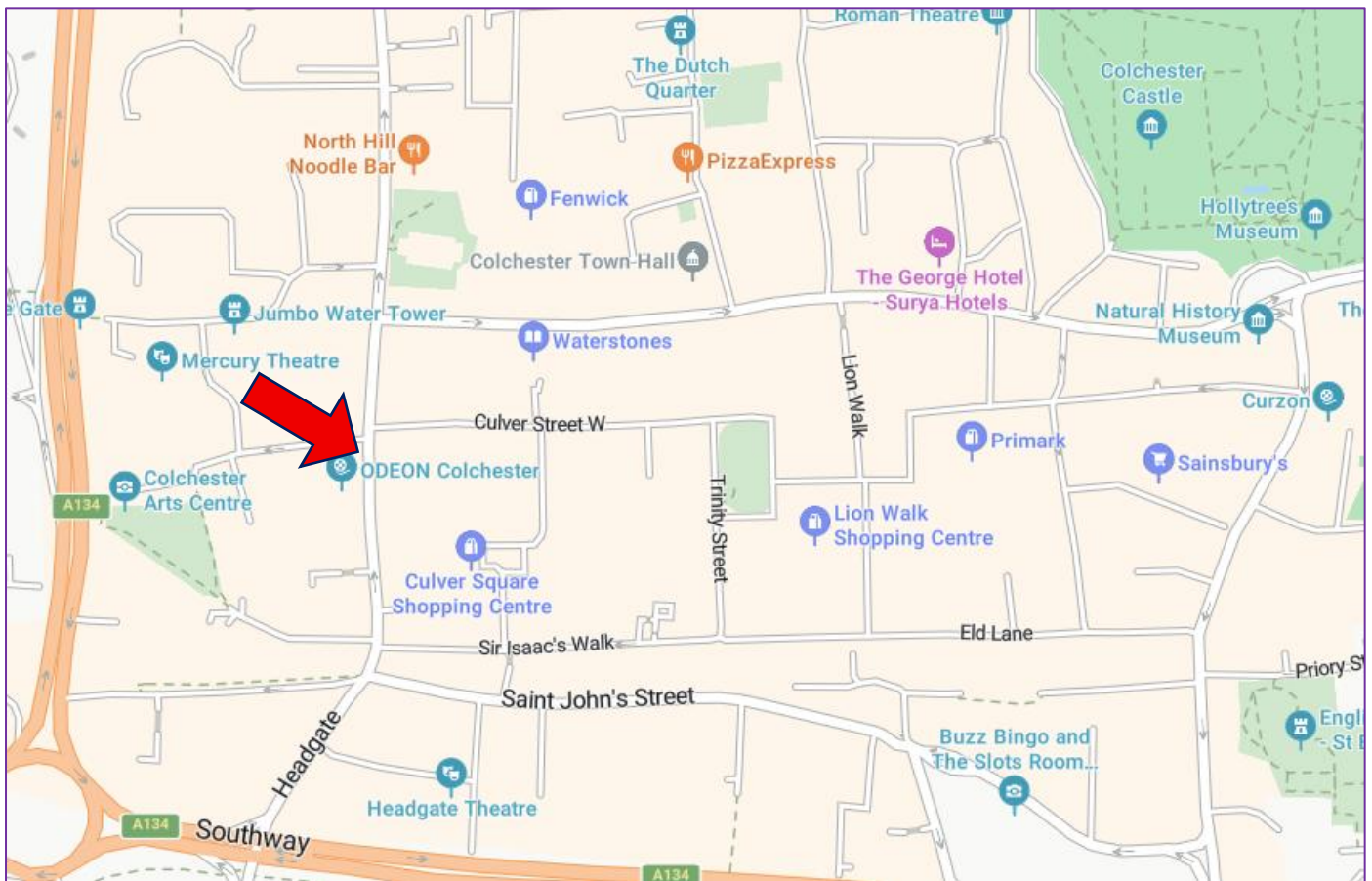
Colchester is one of the principal retail centres in Essex, benefiting from an estimated shopping population of 246,000 people, and a primary catchment population of 450,000. The town is located approximately 63 miles north east of Central London, 24 miles north east of Chelmsford and 18 miles south west of Ipswich.

The subject property is situated on Head Street opposite H&M. Head Street connects to the High Street, North Hill and Culver Street West.

## Accommodation

We assess the following net internal floor areas (NIA):

First Floor Offices	1,202 Sq Ft
Second Floor Offices	386 Sq Ft
<b>Total</b>	<b>1,588 Sq Ft</b>



## Description

The property comprises ground floor space in a historic (Grade II Listed) end of terrace building that benefits from an extensive frontage to both Head Street and Church Street. Internally the accommodation comprises a self-contained first and second floor office suite with ground floor access from Church Street.



## Terms

A new lease drawn on a Full Repairing and Insuring (FRI) for a term of years to be agreed.

## Town Planning

The property benefits Class E Use. Interested parties are advised to contact Colchester City Council with enquiries regarding alternative uses.

## Rent

£14,000 per annum exclusive of rates, VAT if applicable and all other outgoings. All rents quoted are exclusive of Value Added Tax which may be applicable.

## Legal Fees

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

## Business Rates

We are advised by the Local Authority that the property appears in the Valuation List with a Rateable Value of £13,500 (Listed as 21A Head Street).

## Energy Performance Certificate

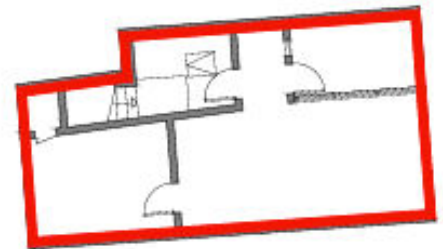
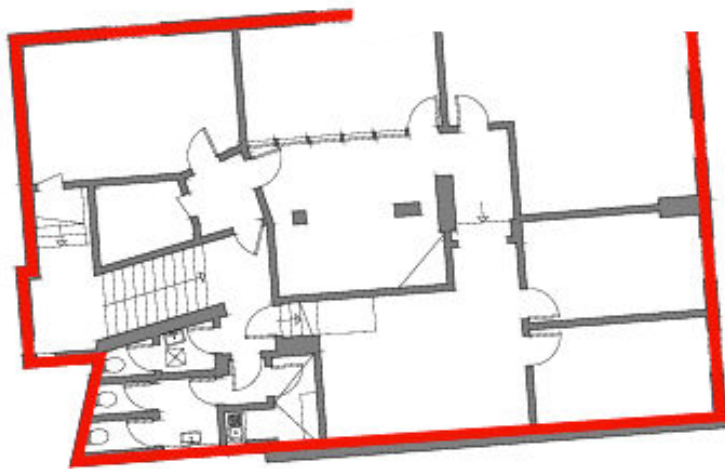
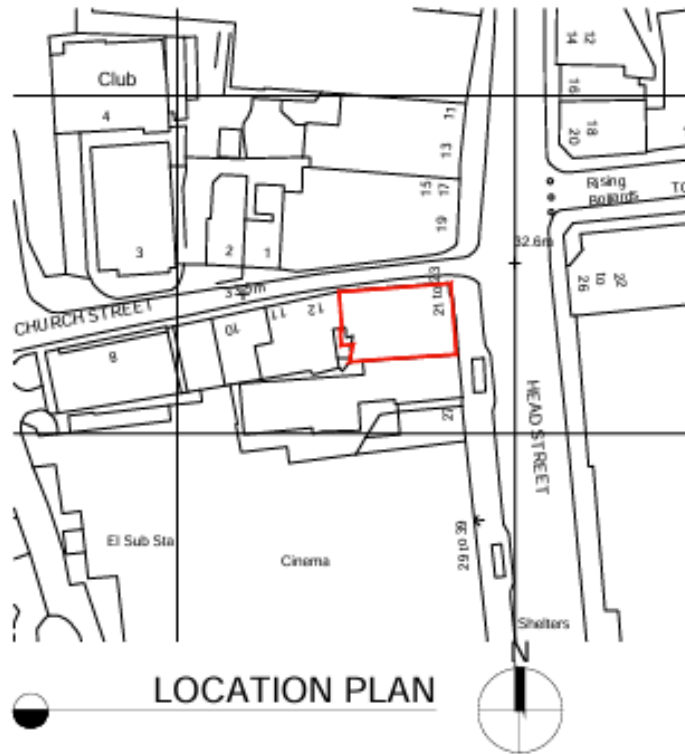
The property has an EPC rating of 83 'D'. A copy of the certificate is available upon request.

## VAT

We understand the property is elected for VAT.

Land Registry Note  
 This drawing has been created in accordance with the guidelines included in the Land Registry Practice Guide 40.

— = Extent of Title



FIRST FLOOR

SECOND FLOOR



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