

142 Hythe Hill, Colchester, Essex, CO1 2NF



Prominent
Town Centre
Office
Building with
Parking

To Let

- £20,000 per annum
- Available immediately
- 5/6 parking spaces to the rear
- 191.2 sq m (2,058 sq ft)
- EPC Ratings: D-82



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Details

Location

The property is situated on the north side of Hythe Hill, convenient for access to both the town centre and Colchester's Hythe Station. The immediate vicinity offers neighbourhood shopping, restaurants and other local amenities.

The nearby Hythe Station provides a direct train service to London's Liverpool Street Station.

Colchester is one of the fastest growing towns in the UK and the A12 provides direct access to the M25 to the south or the A14 to the north at Ipswich.

Description

The property comprises a detached 1960's purpose built three storey office building with brick elevations and a flat roof.

The office is arranged to provide predominantly open plan accommodation, with particularly good levels of natural light. The ground floor is currently more cellular but the partitions are lightweight and this floor could readily be converted back to open plan.

The property is accessed from the front elevation and benefits from kitchen facilities, ceiling mounted lighting and central heating.

Parking

There is a private car park to the rear, exclusively for this property, for parking of 5-6 cars, accessed via the undercroft of 142 Hythe Hill.

IT/Telecoms

We understand the unit is fitted with a broadband connection.

Interested parties must, however, fully satisfy themselves that the connection, capacity and speeds meet their individual needs.

Accommodation

The premises provide the following accommodation and approximate floor areas (measured on an NIA basis):

Ground Floor:	508 sq ft	(47.2 sq m)
First Floor:	795 sq ft	(73.9 sq m)
Second Floor	755 sq ft	(70.1 sq m)
Total:	2,058sq ft	(191.2 sq m)

Mains Services

We understand that mains water, electricity and drainage are connected. Interested parties will need to undertake their own checks as to the efficiency and suitability of the installations for their purposes.

Use

The landlord will only consider B1-office occupiers.

Business Rates

From verbal enquiries with the Local Rating Authority we understand that the premises are assessed as follows:

Rateable value	£14,500
Rates payable (2019/20)	£6,974.50 pa

The majority of prospective occupiers are likely to benefit from small business rates relief, and are advised to contact Colchester Borough Council to confirm this information.

Terms

The property is available to let on a new lease, at a rent of **£20,000 per annum**. Alternative terms may be considered.

The property is elected to VAT and will be charged on the rent and other outgoings.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

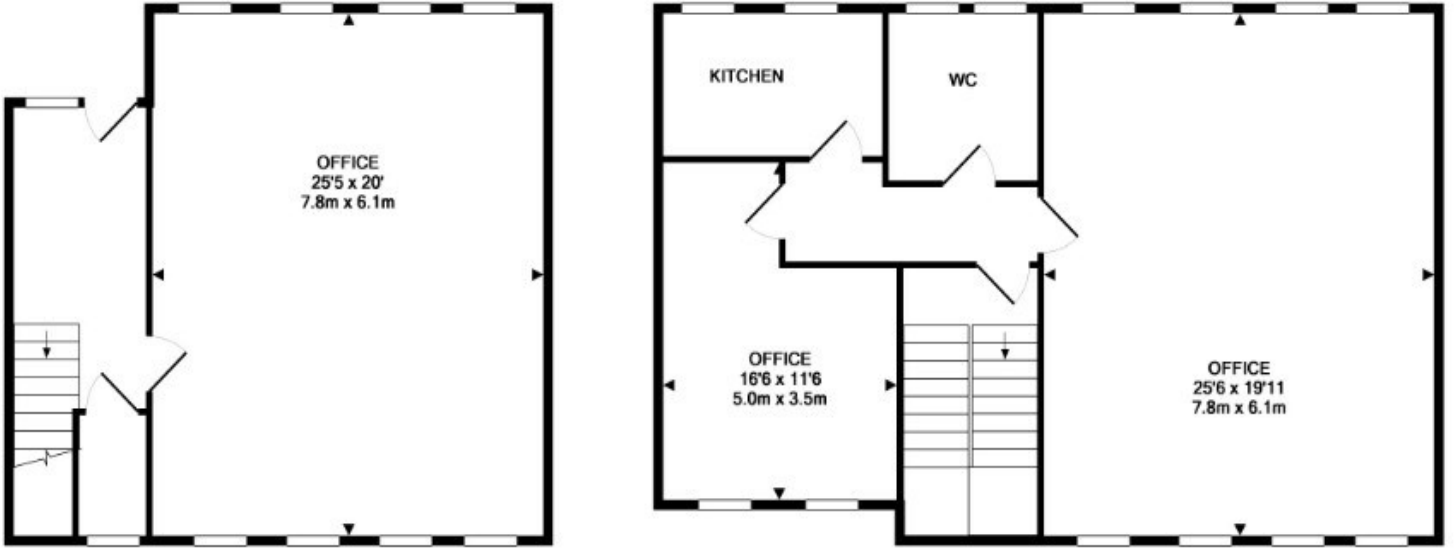
01206 216 565

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Contact:

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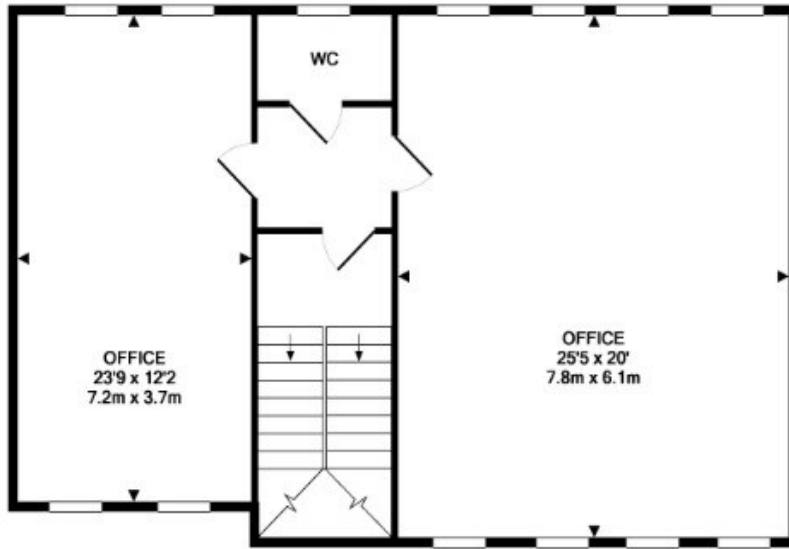
Lewis Chambers
lcc@fennwright.co.uk
01206 216 562



Not to Scale—For indicative purposes only

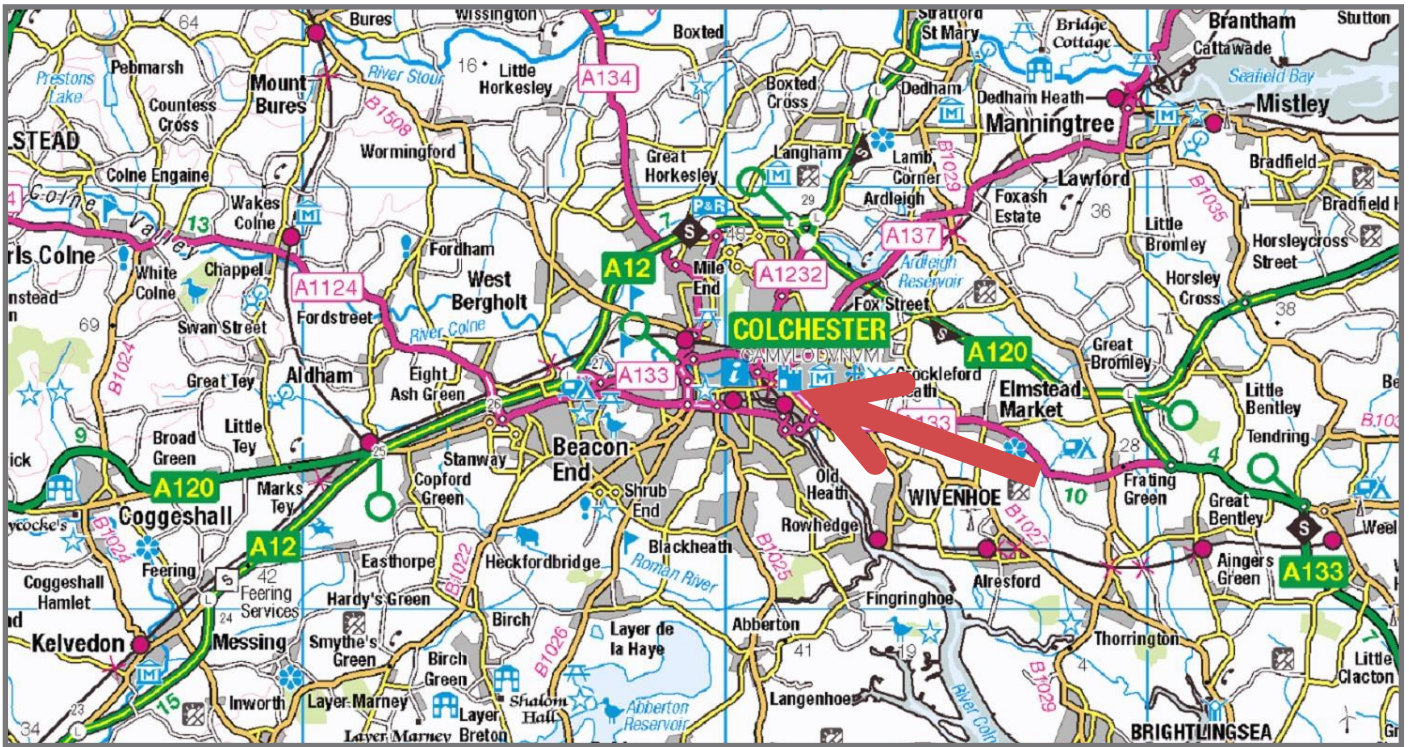
GROUND FLOOR

2ND FLOOR



1ST FLOOR





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- Residential sales, lettings and premium property
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For further information

01206 216 565

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