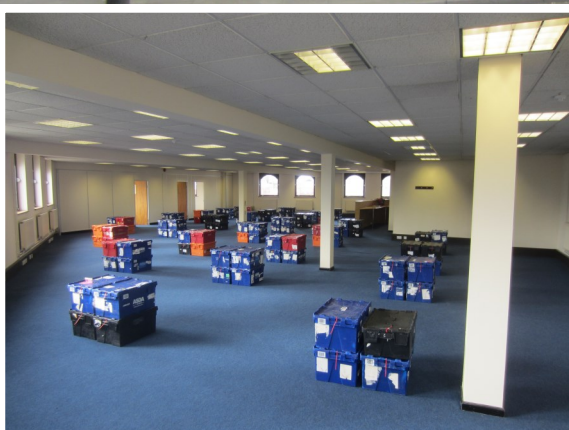


Second floor, Ewer House, 44-46 Crouch Street, Colchester, Essex, CO3 3HH



To Let  
**Town Centre  
office suite**  
310 sq m  
(3,337 sq ft)

- Part Open Plan/ Part Cellular
- Flexible modern accommodation
- Available on flexible lease terms
- Potential for alternative uses (S.T.P.P)
- EPC Rating: E

# Details

## Location

Colchester is Britain's oldest recorded town and is an important commercial retail centre, located approximately 63 miles north east of central London, 24 miles north east of Chelmsford and 18 miles south west of Ipswich. Road communications are excellent, being adjacent to the A12 dual carriageway at its junction with the A604 and A120. Rail services to London Liverpool Street are available in approximately 58 minutes.

The property is situated on Crouch Street, a busy thoroughfare leading from Lexden residential district into the town centre. There is a Tesco convenience store along the street and also a wide range of boutiques and individual traders offering an extensive range of goods and services. Head Street lies to the east leading to the main town centre with the Culver Shopping Centre closeby. The 630 space St Mary's car park is also close by at the top of Balkerne Hill.

## Description

The premises comprise a self-contained second floor office suite accessed directly from Crouch Street via a communal staircase.

The accommodation is set out to provide predominantly open plan space with a small element subdivided to provide a few cellular office compartments. These could easily be removed, if required. The landlord would be willing to allow an alternative use operators subject to planning and covenant strength.

## Accommodation

The premises provide the following accommodation and approximate floor areas:

*Second floor* 310 sq m (3,337 sq ft)

## For further information

**01206 216 565**  
**fennwright.co.uk**

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## Local Authority

Colchester Borough Council  
Rowan house  
33 Sheepen Road  
Colchester  
Essex, CO3 3WG  
Telephone: 01206 282424

## Business Rates

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

Rateable value	£15,000
Approx. rates payable (2016/2017)	£7,260 pa

## Terms

The property is available to let on a new fully repairing and insuring lease for a term of years to be agreed at an initial rent of £15,000 per annum for year 1 rising to £25,000 per annum thereafter. All figures quoted are inclusive of the service charge.

## Viewing

Strictly by prior appointment with the sole agents:

## Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

Contact:

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jda@fennwright.co.uk  
01206 216 558

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