

Cinema and Restaurant Development Roman House

Queen Street, Colchester

A3/A4 Opportunities To Let

CGI Image



Queen Street – Façade

- Exciting new redevelopment comprising a 3 screen boutique Curzon cinema with associated Curzon café/bar and a high quality ground floor restaurant complex;
- Opportunity to let two new A3/A4 restaurant units;
- The proposed A3/A4 units are to be configured over ground and first floor and boast attractive outside seating areas to the rear, fronting onto a pedestrianised thoroughfare;
- The complex is located in central Colchester, close to the High Street and the town's railway station;
- To the rear of the scheme is the Firstsite contemporary art venue, hosted in Rafael Viñoly's landmark building;
- Colchester benefits from excellent transport connections;
- Roman House is a constituent part of the St Botolphs Cultural Quarter, a significant mixed use regeneration project.

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Rear Façade

Location

Colchester is a historic town in Essex, claimed to be the oldest recorded Roman town in Britain. The town lies approximately 51 miles northeast of London connected by the A12. Excellent transport links include Stansted Airport approximately 30 miles away and Great Eastern Main Line providing direct services to London Liverpool Street in around 60 minutes.

Situation

The new development, which comprises a boutique Curzon cinema and new ground floor restaurant complex, is centrally located between the High Street and Colchester Town rail station. The units are sited close to the main retail district, Colchester Natural History Museum and operators Prezzo and Gala Bingo. Roman House is incorporated into the larger St Botolph's Cultural Quarter, a council led initiative to rejuvenate the area running along Queen Street.

In addition to new residential and student accommodation elements, the proposals will establish a new restaurant cluster along a pedestrianised thoroughfare, in close proximity to the subject property. Roman House presents operators with an early opportunity to occupy a prime location within the wider St Botolph's Quarter, whose own A3/A4 development plans are likely to be a longer term prospect.

Accommodation

The property is arranged as two units over ground floor and first floor level with the following approximate floor area:

Floor	Unit 1	Unit 2
Ground Floor	3,424 sq ft	3,617 sq ft
Mezzanine	1,270 sq ft	1,098 sq ft
Total	4,694 sq ft	4,715 sq ft

Rent

On demand

Tenure

The property is offered by way of new leases

Legal Costs

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

EPC Rating

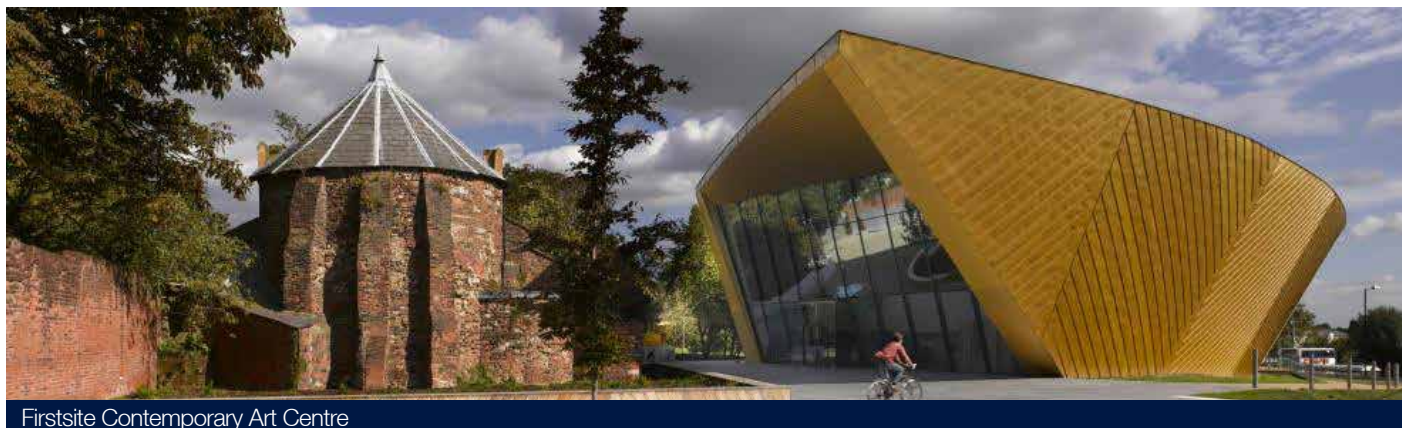
Upon Request

Contacts

For further information please contact:

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 020 7409 8177

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Firstsite Contemporary Art Centre

Ground Floor

GENERAL NOTES

1. ALL DRAINAGE POINTS TO BE CONFIRMED BY TENANT.
2. ALL STAIRS AND LIFTS TO BE PROVIDED BY TENANT.
3. ALL AREAS OF RAISED FLOOR BY TENANT ONTO SHELL SBL.
4. REFER PALL OWEN ASSOCIATES DRAWINGS FOR STRUCTURAL REQUIREMENTS.
5. ALL EXTERIOR WALLS ARE EXISTING.
6. ALL FIRE ESCAPE STAIRS ARE EXISTING.
7. ALL NEW WINDOWS AND DOORS TO ACHIEVE 1-BRICKWORK.
8. INCOMING WATER TO BE AGREED WITH TENANT.
9. INCOMING GAS TO BE AGREED WITH TENANT.
10. INCOMING ELEC. TO BE AGREED WITH TENANT.
11. INCOMING TELECOMS TO BE AGREED WITH TENANT.
12. TENANT TO PROVIDE VERTICAL TRANSPORT.
13. ALL OUTWARD OPENING DOORS TO HAVE S/S BOLLARDS.

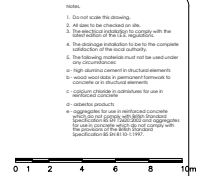
KEY TO PROPOSED BUILDERS WORK:

■ DENOTES ZONE FOR SANITARY ACCOMMODATION, LOCATION OF BUFS/ DRAINAGE TO BE CONFIRMED BY THE TENANT.



GROUND FLOOR PLAN
@ cup'd under stairs

A1 Sheet (full scale)



REVISIONS

DEMISE

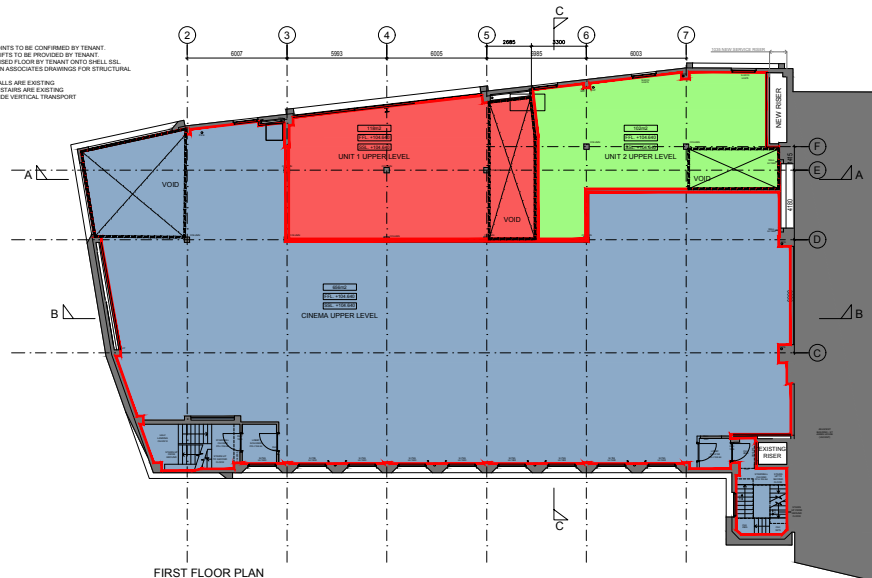
Cinema and Restaurant
for CORINTHIAN CURZON LTD
OF QUEEN STREET, COLCHESTER
PROPOSED GROUND FLOOR SHELL

4418: SK01	rev F
DESIGNED BY: SR	CHECKED BY: DW
SCALE: 1:100	DATE: APR '14
UNICK ARCHITECTS LIMITED 25TH FLOOR Glasgow City Centre Glasgow G2 7AP TEL: 0141 552 424 FAX: 0141 552 424 E-mail: info@unick.com	

First Floor

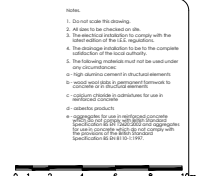
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FIRST FLOOR PLAN

A1 Sheet (full scale)

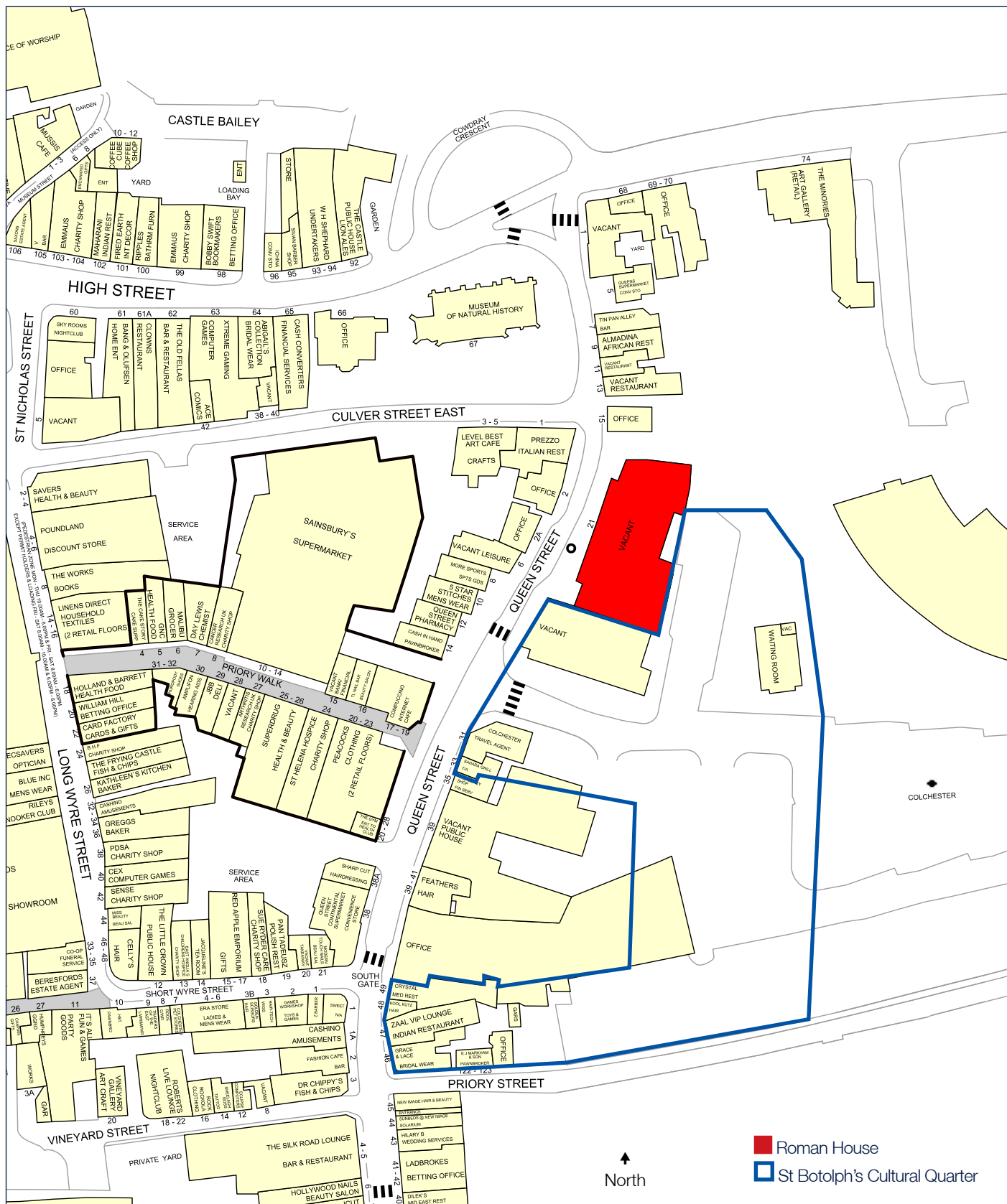


REVISIONS

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for CORINTHIAN CURZON LTD
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Designed and Produced by Savills Marketing: 020 7499 8644 | July 2015

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