

oakheart

£1,000 Per Month

Per Month

St Johns Street, Colchester



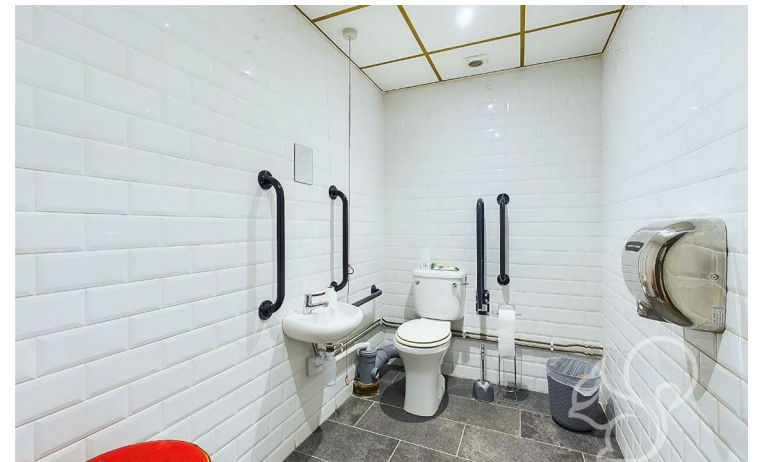
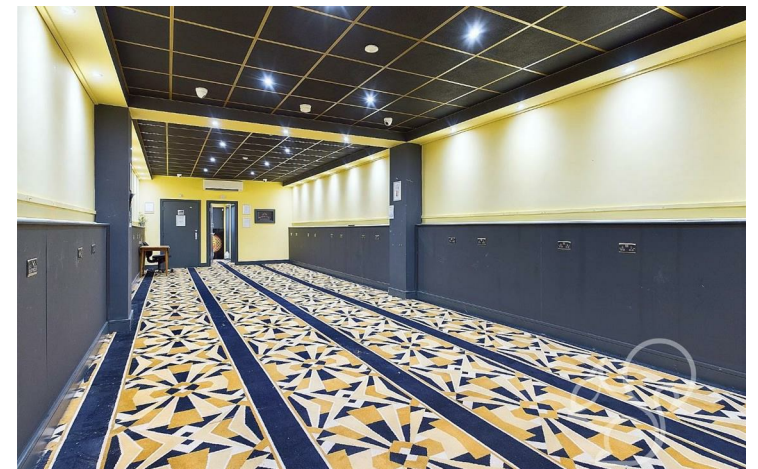


Discover this excellent commercial unit, ideally suited for businesses requiring a spacious environment with plenty of electrical outlets. Located in Colchester's vibrant city centre and surrounded by local shops, this unit is perfectly positioned for high visibility and foot traffic.

The unit comprises a large open-plan space, WC,

small kitchen and secondary office space. The unit is equipped with a CCTV system, roller shutters and climate control heating system. The unit has most recently been used as retail space and is available to be taken over immediately.

Terms to be discussed on a full repairing and insuring lease.



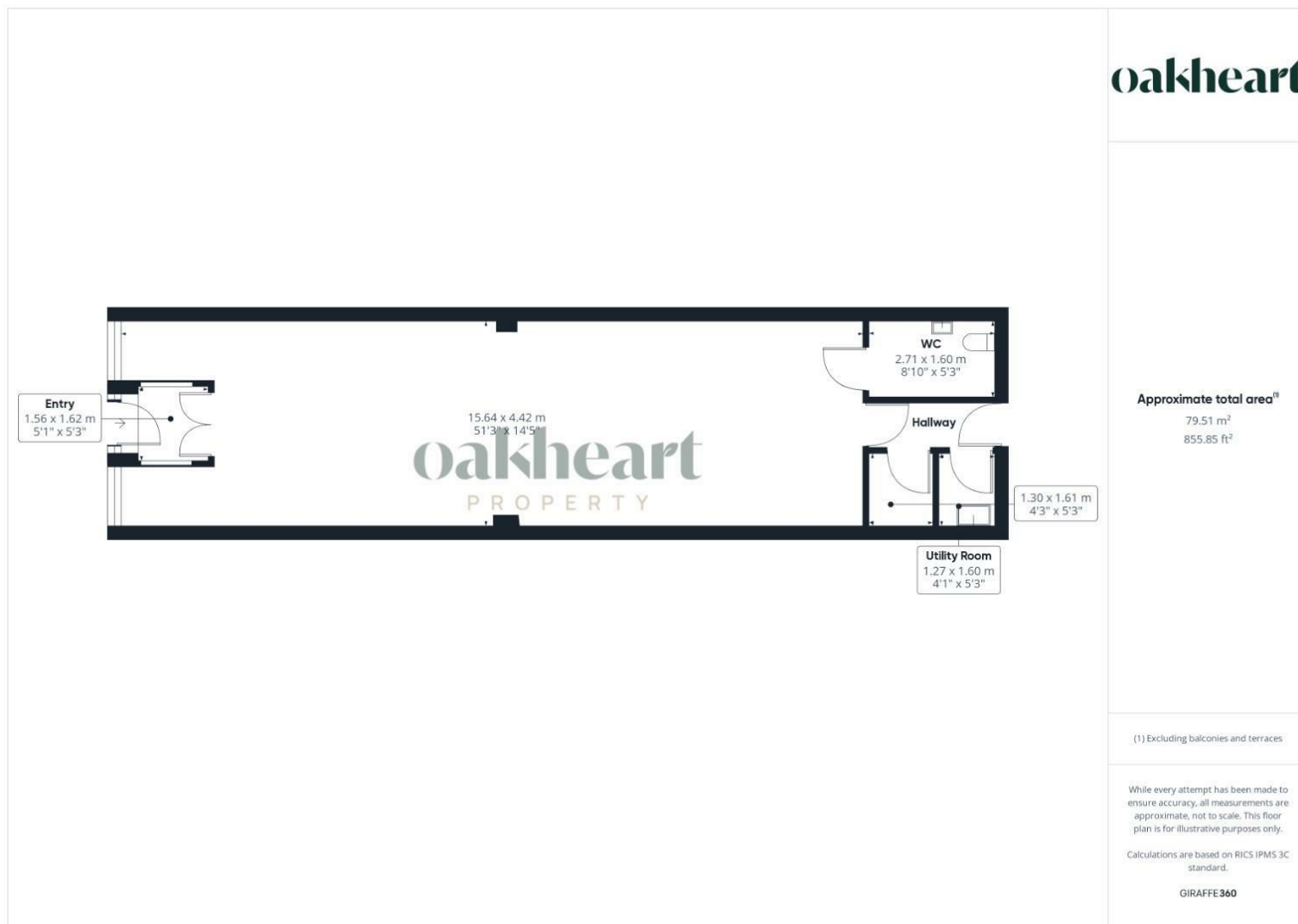












Local Authority:

Tenure:

Council Tax Band:

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Lettings

01206 803 303

propertymanagement@oakheartproperty.co.uk

2b Cotman Road, Colchester, Essex, CO3 4QJ

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