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£1,000 Per Month

Per Month

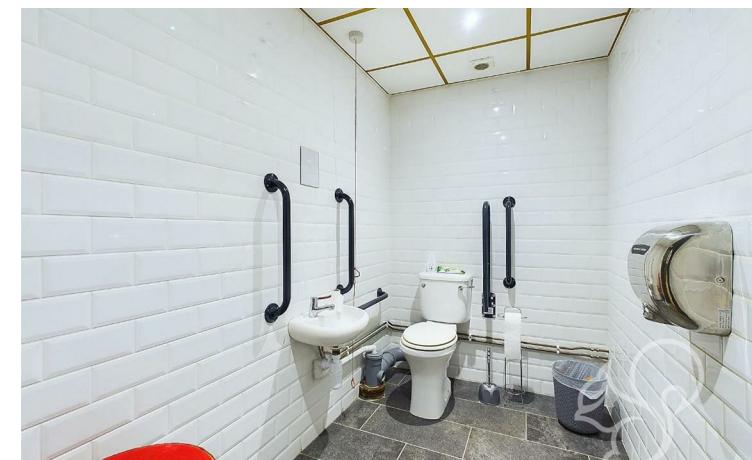
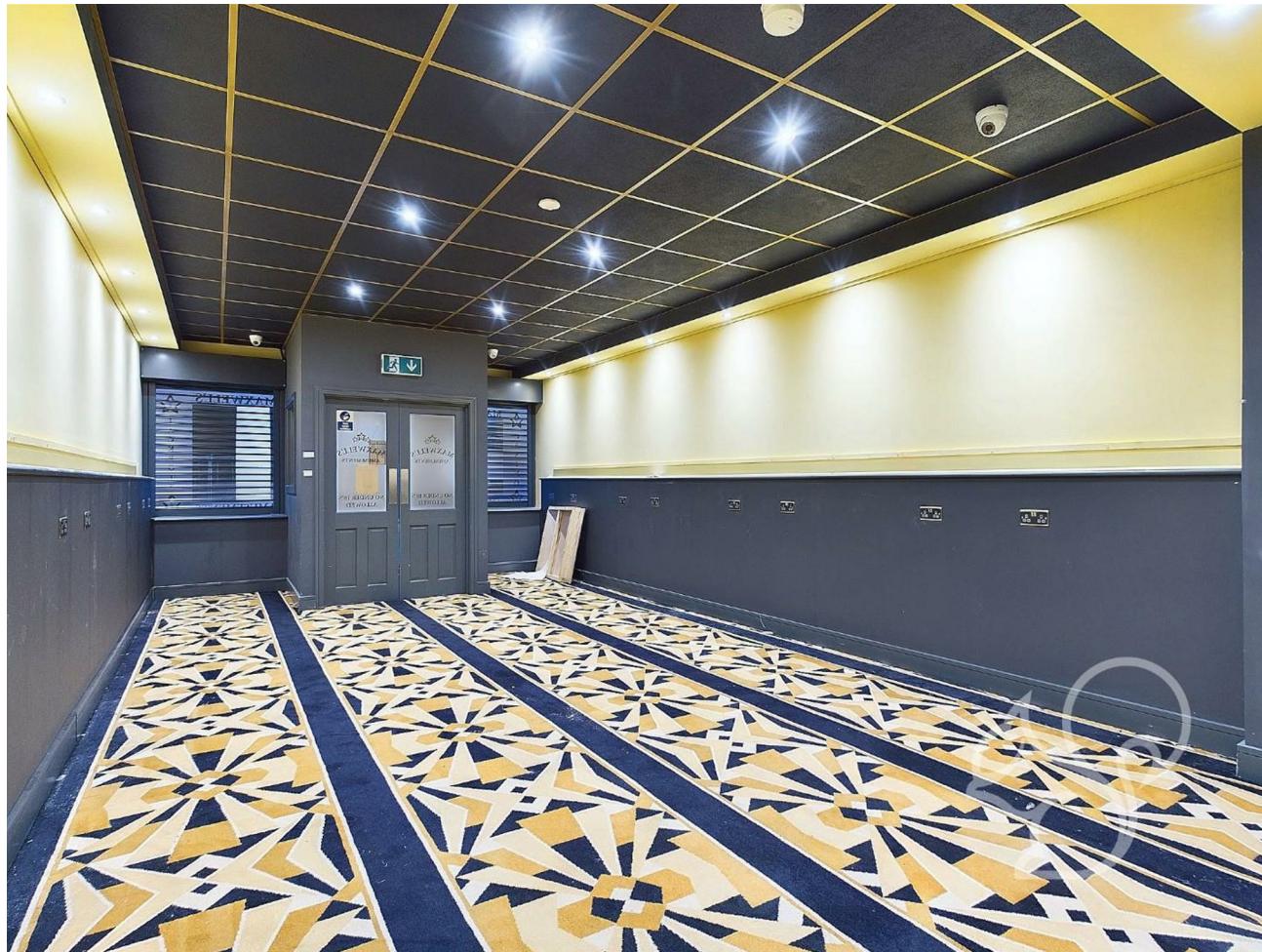
St Johns Street, Colchester

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.









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PROPERTY

Entry
1.56 x 1.62 m
5'1" x 5'3"

Living Room
15.64 x 4.42 m
51'3" x 14'5"

WC
2.71 x 1.60 m
8'10" x 5'3"

Hallway

Utility Room
1.27 x 1.60 m
4'1" x 5'3"

Approximate total area⁽¹⁾
79.51 m²
855.85 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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Local Authority:
Tenure:
Council Tax Band:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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