



The Folley, Colchester, CO2 0HZ

£1,000 Per Month



This attractive commercial unit, extending to approximately 1,500 sq ft, is ideally located in the sought-after village of Layer-de-la-Haye. Set within a beautifully converted former timber-framed barn, the property combines character features such as exposed beams and timbers with high-quality, modern office accommodation.

The space is predominantly open-plan, creating a versatile working environment, complemented by two additional private office rooms, a fitted kitchen, and WC facilities.

Externally, the property benefits from ample on-site parking for staff and visitors. A monthly service charge of £250 is payable, which includes the cost of electricity and heating.

This is an excellent opportunity for businesses seeking a unique, well-presented workspace in a desirable and accessible location.

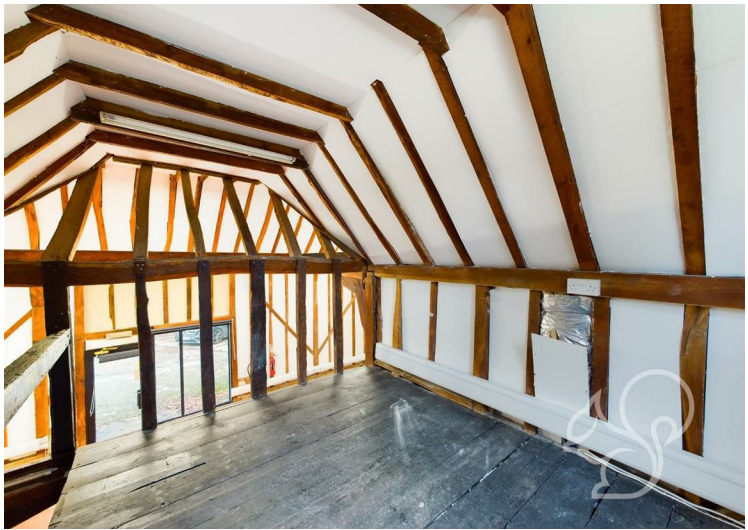
- Commercial Unit
- Versatile Space
- Kitchen Area
- Character Features
- Utilities Included
- Semi-Rural Location
- Parking
- Available Now

Viewing

Please contact our Oakheart Colchester - Lettings Office on 01206 803 308 if you wish to arrange a viewing appointment for this property or require further information.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
<ul style="list-style-type: none"> (92+) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G 		<ul style="list-style-type: none"> (92+) 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		Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.