



## The Folley, Colchester, CO2 0HZ

### £1,350 Per Month



This attractive commercial unit extends to approximately 1,500 sq ft and is ideally situated in the sought-after village of Layer-de-la-Haye. The property comprises a beautifully converted former timber-framed barn, retaining a wealth of character features including exposed beams and timbers, while offering well-specified, high-quality office accommodation throughout.

The main office area is arranged in an open-plan layout, providing a versatile and collaborative working environment. In addition, there are two further self-contained office spaces, ideal for private meetings, management use, or separate teams. The unit also benefits from a fitted kitchen area and WC facilities, ensuring practicality for day-to-day business operations.

Externally, the property offers ample parking to the front of the unit, providing convenience for both staff and visitors.

Combining characterful features with modern office functionality, this is an excellent opportunity for businesses seeking a unique and well-presented workspace in a desirable and accessible location.

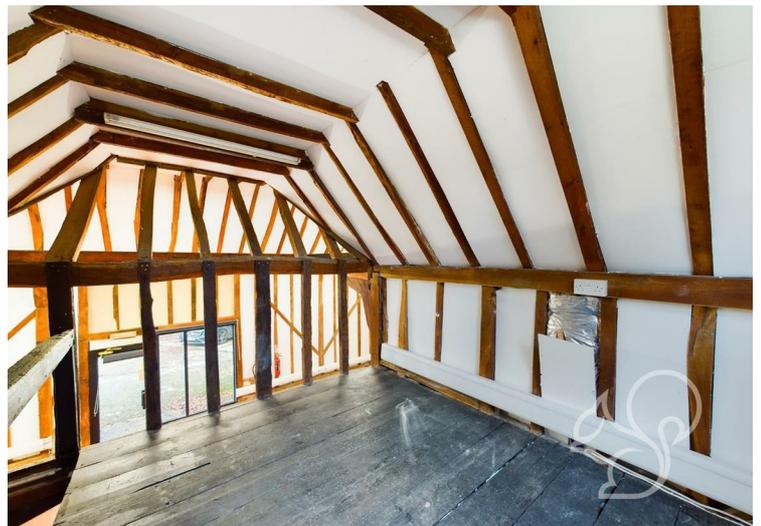
- Commercial Unit
- Versatile Space
- Kitchen Area
- Character Features
- Utilities Included
- Semi-Rural Location
- Parking
- Available Now

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



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