

COLCHESTER – 7 TRINITY SQUARE



- **PROMINENT CLASS E UNIT TO LET**
- **PITCH CONNECTS LION WALK TO CULVER SQUARE**
- **OVERLOOKING TRINITY SQUARE**

Location

The premises are situated on the busy thoroughfare known as Trinity Square, connecting Colchester's premier schemes - Lion Walk and Culver Square, overlooking the pretty Trinity Square and Church.

Nearby occupiers include **Costa, LUSH, Cornish Bakehouse, Lloyds, Vodafone, Holland and Barrett, Fat Face and Warren James.**

Description

The premises comprise a well configured Class E unit arranged over ground floor only with good visibility from the pavement.

We estimate the following Net Internal Areas:

Accommodation

Ground Floor: 1,066 sq ft 98.76 sq m

Lease Terms

The premises are available on a new effective FRI lease, with the lease term to be agreed, subject to obtaining vacant possession.

Rent

Rental offers in excess of **£50,000 per annum** exclusive of other occupational costs are invited.

Business Rates

Rateable value (From April 2026): £53,500

For business rating information visit: www.voa.gov.uk

EPC

EPC available on request.

Legal Costs

Each party to pay their own legal costs.

Further Information:

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