

Amphora Place

1 SHEEPEN ROAD, COLCHESTER, ESSEX, CO3 3WG

To Let - Office



KEY HIGHLIGHTS

- Second Floor Office
- 3,300 ft²
- On-site Parking
- Fitted/ready for immediate occupation



LOCATION

Situated in North Essex on the River Colne. Colchester has a population exceeding 180,000 people.

Colchester benefits from excellent transportation links with the A12 (2 Miles) linking the town with London, the M25 (35 Miles) to the South West and the M11 (35 Miles) to the West, Felixstowe International Container Port (27 Miles) to the North East and Harwich International Port (21 miles) to the North East.

The town has a main line railway station which offers services between London Liverpool Street and Norwich, which also connects the town with Chelmsford and Ipswich.

Rail services from Colchester North Station to London Liverpool Street have a journey time of approximately 55 minutes.

Stansted Airport is situated approximately 35 Miles to the West with access via the A120. London City airport is approximately 62.5 miles to the South West of Colchester and Southend Airport approximately 41 miles to the South West.

The town offers a diverse business community with a thriving university and is rated in the top 20 centres for creativity in the UK, according to NESTA/ Creative England.

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DESCRIPTION

Amphora Place is an office development that completed in 2018 and was undertaken by Colchester Borough Council in the centre of Colchester situated on Sheepen Road. It lies approximately 2 miles from the A12 and only a short walk from the town's mainline Railway Station and Colchester's varied retail, restaurant and leisure offer.

The scheme comprised of two three storey buildings of which the available accommodation comprises the second floor of Amphora 2

Nearby occupiers include Hiscox, Colchester Borough Council, Spicer Haart, Handelsbanken, MSX International, and Informa

ACCOMMODATION

Second Floor 3,300 ft²

BUSINESS RATES

From our investigation of the VOA we understand the suite is assessed as: RV £59,500

Interested parties are advised to make their enquiries as to the rates payable

SERVICE CHARGE

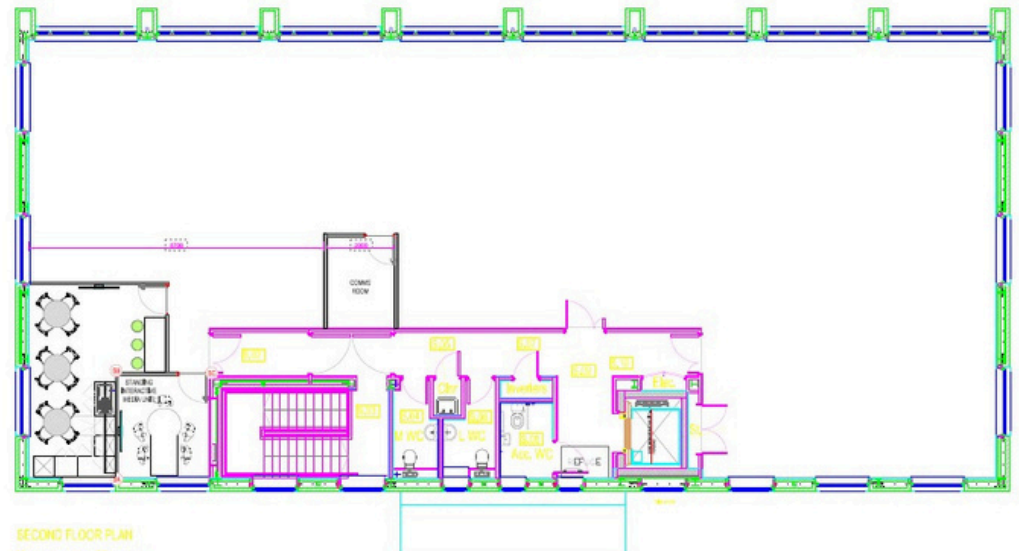
A service charge will be levied to cover the cost of all common / shared facilities and building insurance.

TERMS

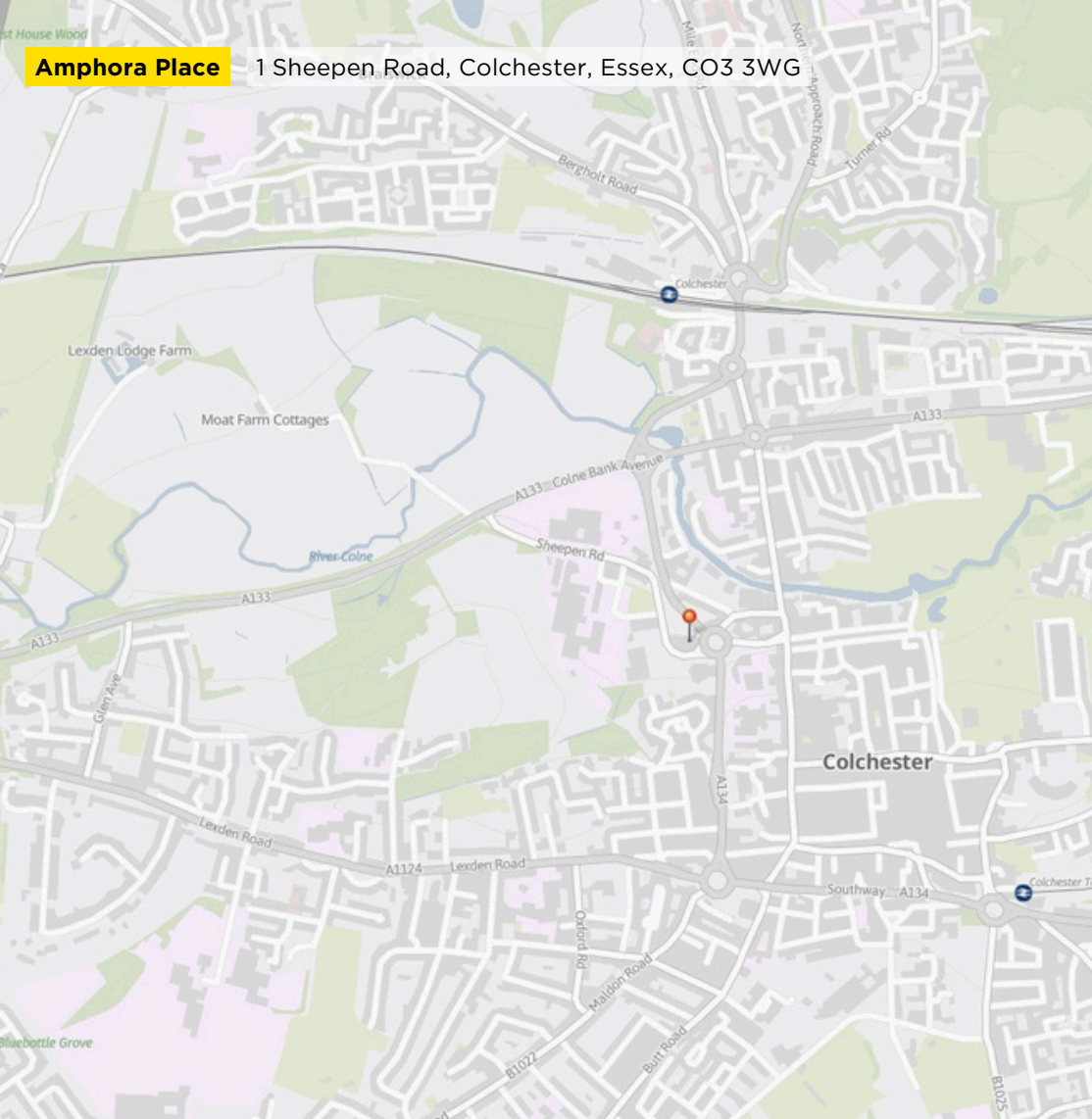
A new Sub-Lease at £20 psf exclusive for a term to be agreed

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction



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ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

CONTACT

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