



AVAILABLE FOR SALE FREEHOLD

Substantial Office Building With 25 Allocated Parking Spaces & Second Floor Storage

28 Middleborough,
Colchester, Essex, CO1 1TG

SALE

£1,100,000
(No VAT)

AVAILABLE AREA NIA AVAILABLE AREA GIA

7,077 sq ft
[657.5sq m]

9,958 sq ft
[925.1 sq m]

IN BRIEF

- » Impressive Three Storey Office Building
- » Ground & First Floor Mix Of Open Plan & Cellular Offices
- » Second Floor Storage Facilities With Goods Lift
- » 25 Car Parking Spaces In Adjoining Multi-Story Car Park

LOCATION

28 Middleborough is located on the fringe of Colchester city centre, approximately 200 m from the High Street and within walking distance of the mainline railway station, with direct services to London Liverpool Street (approx. 55 mins).

Situated on one of the principal routes into the city centre, the property benefits from excellent visibility and accessibility, surrounded by an established commercial area comprising offices, retail and leisure uses.

DESCRIPTION

The property comprises an octagonal, link-detached office building arranged over three levels. The building is of steel frame construction with brick-faced elevations and a steel-framed mansard roof. It dates from the early 1980s and originally formed part of the Royal London Insurance headquarters complex.

Internally, the ground and first floors provide a combination of open-plan and partitioned offices, meeting rooms and ancillary facilities, arranged around a central core incorporating a staircase and a document hoist. There is also a passenger lift (to first floor only), which is not currently operational. Finishes include raised access floors, suspended ceilings with recessed lighting, air conditioning (not tested) and double-glazed windows. The second floor is currently used solely for file storage.

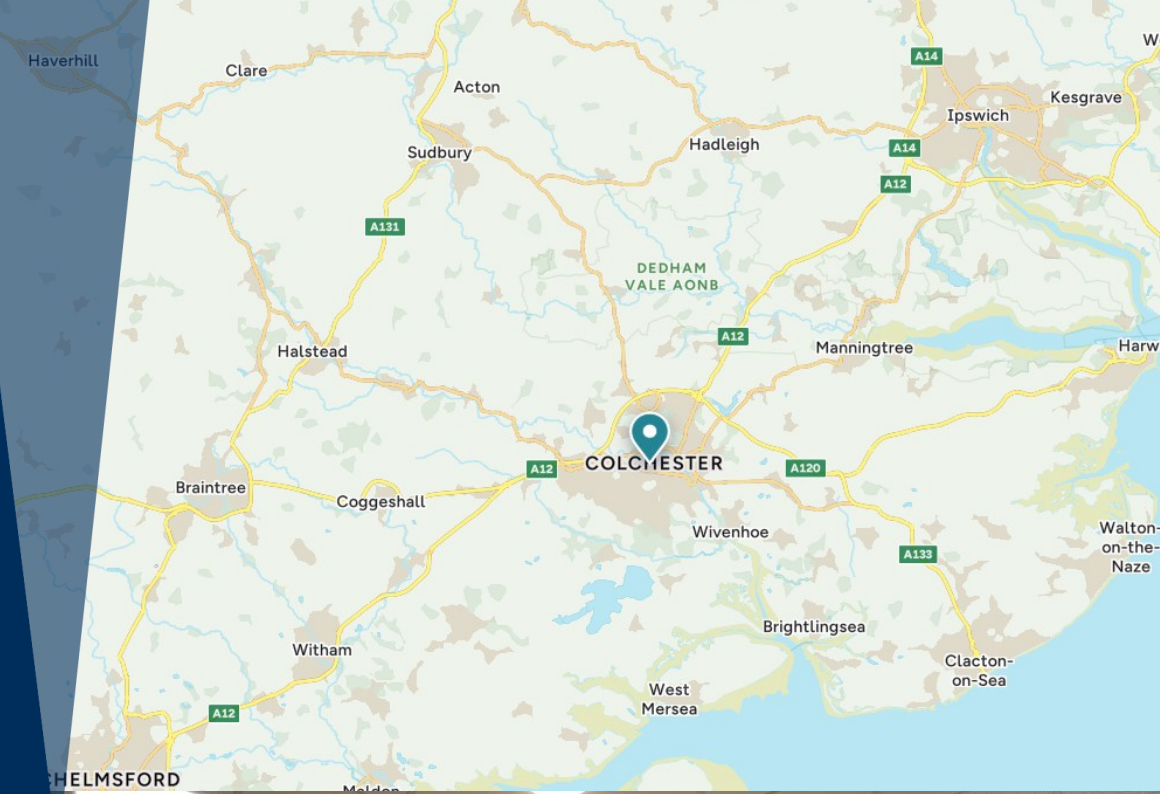
Externally, the property benefits from 25 dedicated car parking spaces held on a long leasehold basis, located within the multi-storey car park to the north of Middleborough.

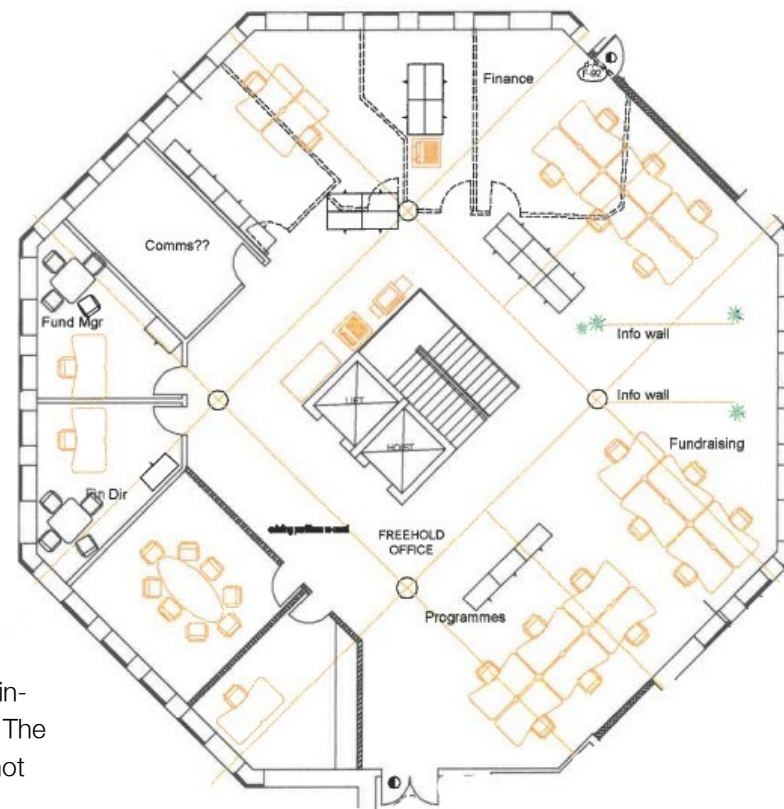
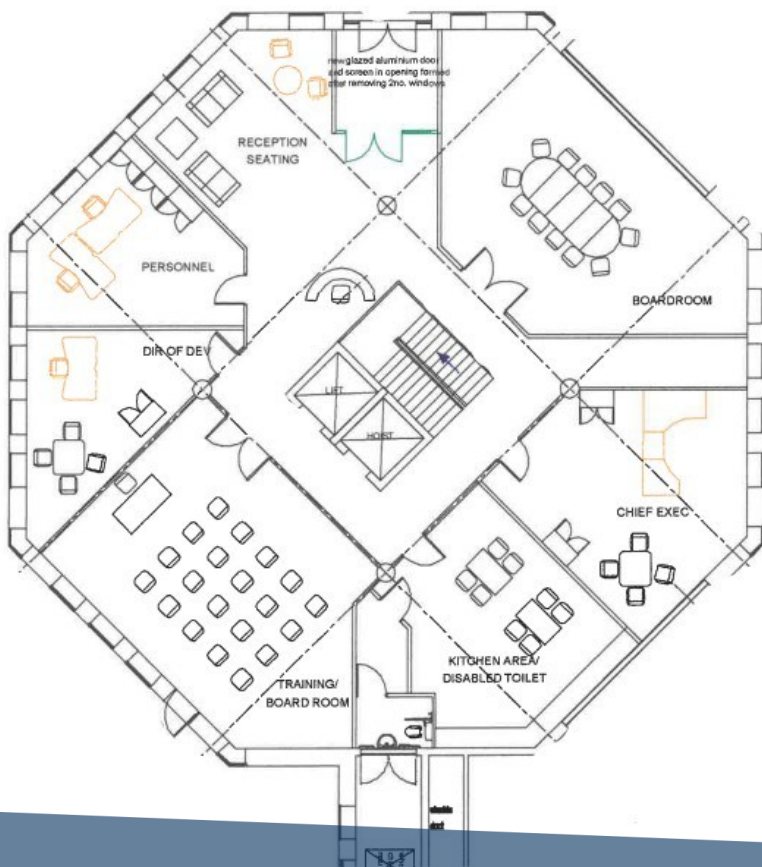
ACCOMMODATION

[Approximate Net Internal Floor Areas]

- | | | | |
|-----------------|-------------|--------------|---------|
| » Ground Floor: | 3,522 sq ft | [327.2 sq m] | approx. |
| » First Floor: | 3,579 sq ft | [332.5 sq m] | approx. |
| » Total: | 7,077 sq ft | [657.5 sq m] | approx. |

The second-floor storage area provides an additional 2,338 sq ft, bringing the total gross internal area of the building to approx. 9,958 sq ft.





The floor plan is provided for indicative layout purposes only. The floor plan is not to scale and not to be relied upon.

TERMS

The premises are available For Sale Freehold with vacant possession at a guide price of £1,100,000 (no VAT).

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £119,000.

We estimate that the rates payable are likely to be in the region of £57,120 per annum.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

SERVICE CHARGE

We have been advised that a service charge is applicable to cover maintenance and management of the multi-storey car park.

The approx. cost for the current year is £5,172 plus VAT (payable quarterly in advance).

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (58) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

VAT

The property is not elected for VAT.

Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

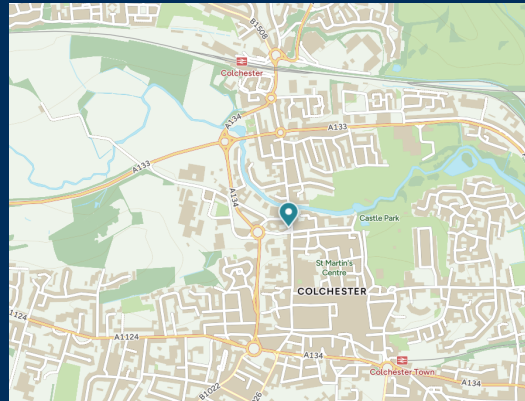
Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

VIEWINGS STRICTLY BY APPOINTMENT
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Particulars created 18 February 2026

Fenn Wright

