



AVAILABLE TO LET

First Floor Offices Overlooking Head Street

53 Head Street,
Colchester, Essex, CO1 1NH

RENT

£750 PCM
(no VAT)

AVAILABLE AREA

1,010 sq ft
[93.8 sq m]

IN BRIEF

- » Self-Contained First Floor Office Suite
- » Predominantly Open Plan With Separate Meeting Room
- » WC and Tea Point Facilities
- » Established Business Location
- » Prominent City Centre Location

LOCATION

The property is prominently located on Head Street in the heart of Colchester's city centre, forming one of the main vehicular routes to the High Street. The surrounding area offers a strong mix of retail, leisure and professional occupiers, including H&M, Costa, Halifax and the Odeon Cinema, together with numerous cafés and restaurants.

The property also benefits from good public transport links, with several bus routes nearby and Colchester Town railway station within easy walking distance.

DESCRIPTION

The premises are well presented and comprise a self-contained first floor office suite, accessed directly from Church Walk via a private entrance and staircase.

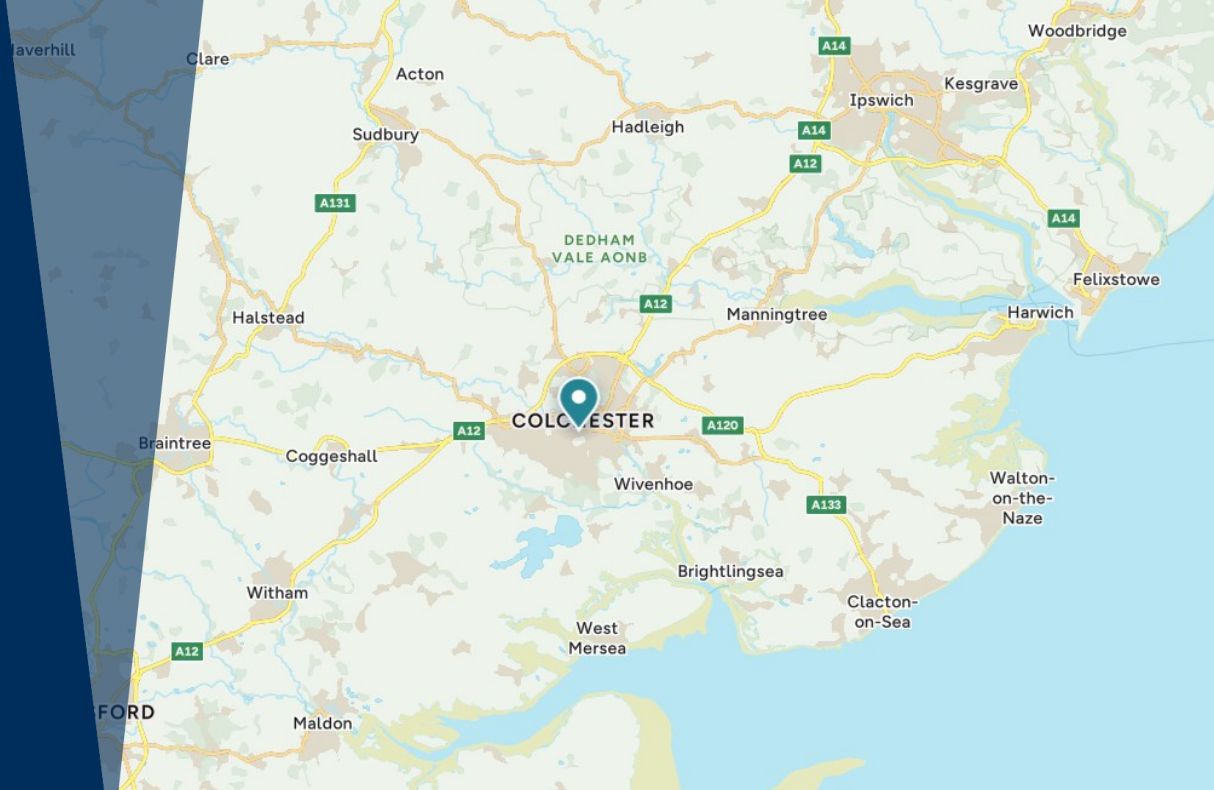
The accommodation is predominantly open plan, with a separate director's office/meeting room, WC and tea point facilities.

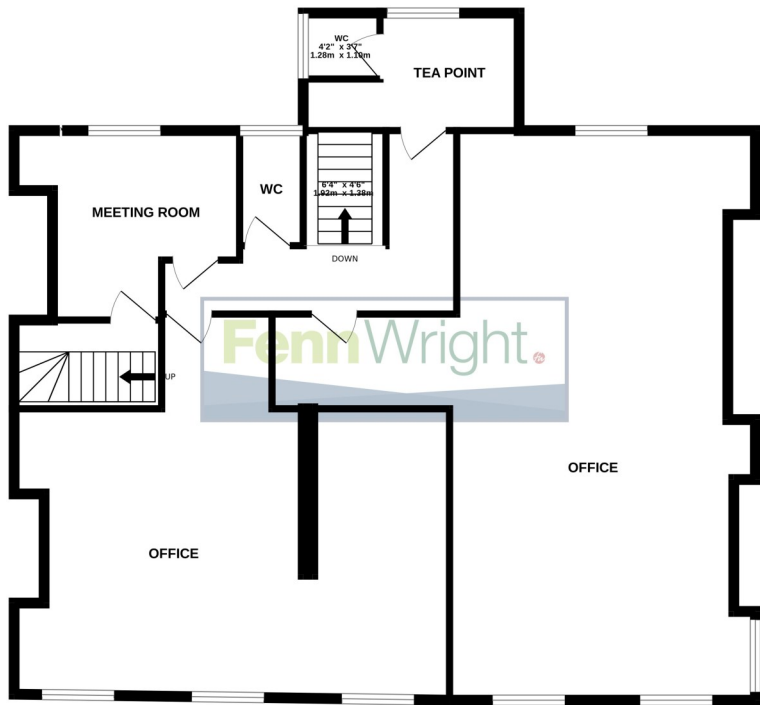
The offices benefit from good levels of natural light and views over the busy retail pitch of Head Street, and are fitted with wall-mounted heaters, carpeted floors and broadband connectivity, making it well suited to a range of professional occupiers.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

» Total: 1,010 sq ft [93.83 sq m] approx.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS

The premises are available to let on a new full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £750 per calendar month (payable monthly in advance).

We are advised that VAT is not applicable.

SERVICE CHARGE

We are advised that there is no service charge applicable.

However, tenants will be responsible for paying a fair proportion of all cost payable by the landlord for the maintenance, repair, lighting, cleaning and renewal of all service media, structures and other items not included within the offices demise but used in common with others.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

For the current year (May 2025 to June 2026) the approximate cost is £949.20 plus VAT.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £10,000.

For rateable values below £12,000, 100% small business rate relief may be available, subject to eligibility.

We recommend all parties make their own direct enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (96) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

VAT

We are advised that VAT will not be applicable.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

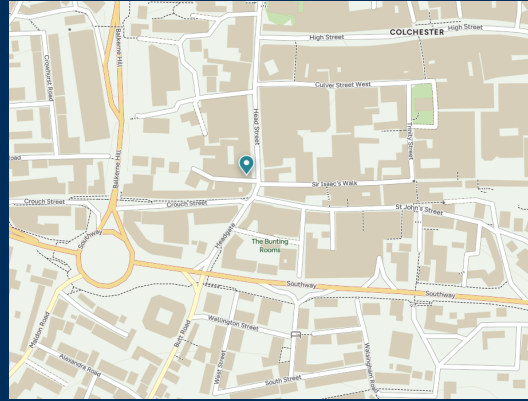
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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Particulars created 15 April 2026

