

# TO LET

Third Floor Office Suite extending to Approx. 807 sq. ft

Available Immediately – Flexible Terms

City Centre Location

On Site Parking Available

Additional Ample Parking Nearby

Suite B, Third Floor  
Middleborough House  
16 Middleborough  
Colchester  
CO1 1QT



# RENT

£670pcm exclusive  
(£8,040pax)

**Fantastic City Centre location opposite the Octagon, close to North station, a very smart airy office with lots of parking available. Available now on flexible terms.**

**Location**

Middleborough House is situated at the bottom of North Hill, on the Northern edge of Colchester City Centre, in a prominent and highly visible position. The office is located opposite the Octagon Office complex and within close proximity to the residential Dutch Quarter, Castle Park, the River Colne and Colchester City Centre. The offices are within close proximity to the Fenwick department store and the Middleborough multi-storey car park, as well as a range of retail units, offices and restaurants.

**Description**

The office suite is located on the third floor, predominantly open plan, benefitting from a smaller partitioned office, heating and cooling units, panel lighting, a shared kitchen and shared communal toilet facilities. There is two allocated car parking spaces onsite, however additional off road car parking may be available at St. Peters Street.

The net internal area of the office suite extends to approximately 807 sq. ft. with a partitioned office within the open plan office space.

**Rent / Terms**

£8,040 per annum exclusive / £670pcm.  
Available to let by way of a new Internal Repairing and Insuring Lease. Flexible / Easy In / Easy Out terms to be agreed.

**Service Charge**

A service charge is payable to include but not exclusive of electricity, water, buildings insurance, heating, cleaning of the communal areas and external repairs and decoration. The Service Charge excludes business rates, broadband and telecoms and contents insurance.

The Service Charge is to be confirmed.

**Business Rates**

The property has a rateable value of £6,500. Occupiers may benefit from small business rate relief. We encourage all interested parties to make direct enquiries with Colchester Borough Council rates department on 01206 282300.

**Energy Performance Certificate**

Middleborough House has an EPC rating of C70.

**Viewing**

Strictly by prior appointment with the Sole Agents **Nicholas Percival Chartered Surveyors:**

T: 01206 563222

E: [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk)

Ref: C.4885



*All prices and rentals quoted are exclusive of VAT (if applicable)*

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