

SELF CONTAINED MODERN OFFICE PREMISES WITH CAR PARKING

941 sq.ft.



- * 4 CAR PARKING SPACES
- * FRINGE TOWN CENTRE LOCATION
- * IMMEDIATELY AVAILABLE
- * FLEXIBLE ON FULLY INCLUSIVE MONTHLY TERMS OR LEASE

TO LET

GRAPHIC HOUSE, MAGDALEN STREET
COLCHESTER

1 Tollgate East, Stanway, Colchester CO3 8RS

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 fennwright.co.uk

ADDRESS **GRAPHIC HOUSE, MAGDALEN STREET, COLCHESTER, ESSEX**

LOCATION The property is prominently situated on Magdalen Street, close to its junction with Military Road and the St. Botolph's Street roundabout. Colchester Town centre railway station is immediately opposite, and the prime retail area of the town centre is within easy walking distance.

DESCRIPTION The modern office accommodation is arranged on the 1st floor, benefiting from full central heating, good levels of natural light, a door entry system, and combining accommodation of open plan areas with private offices.

ACCOMMODATION First floor 87.5m² (941 sq ft) + 4 car park spaces

The property is available either by lease or on a fully inclusive monthly basis.

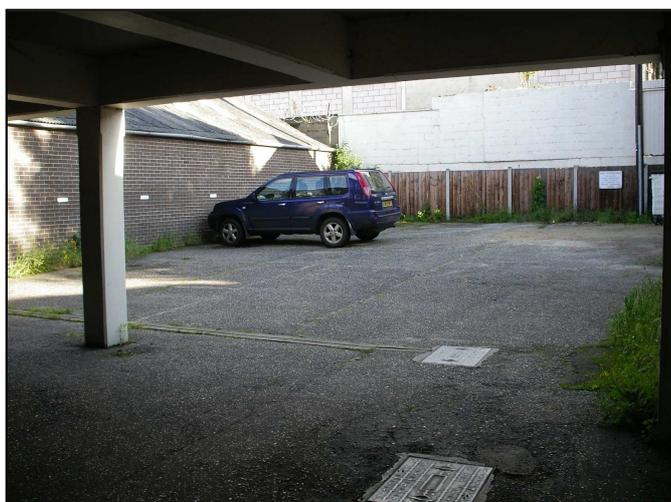
LEASE TERMS	SUITE	MONTHLY ALL INCLUSIVE	3—5 YEAR LEASE
	FF: 941 sq.ft. + 4 car parking spaces	£1,100 pcm	£8,000 pa exclusive

All rent payments are subject to VAT, at the standard rate.

LEGAL COSTS The incoming tenant is to be responsible for the landlord's legal fees incurred in the course of this transaction.

VIEWING Strictly by prior appointment with the sole agents:
Fenn Wright, 1 Tollgate East, Colchester, CO3 8RS

CONTACT **LEWIS CHAMBERS, MRICS** (01206) 216562 (direct dial)
Email: lcc@fennwright.co.uk



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- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Messrs. Fenn Wright or the Vendor/Lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. We have not tested the services and cannot give any warranty or undertaking as regards their efficiency or operation.
- vii. We stress that it is the proposed purchaser's / tenant's responsibility to fully satisfy themselves as far as the exact floor areas, exact nature of the existing use and planning are concerned and as to whether their proposed use requires planning.