

Suites D & E, Grosvenor House, 1 Station Road, Wivenhoe, CO7 9DH



To Let Office Suites 1,248 Sq Ft (115 Sq M)

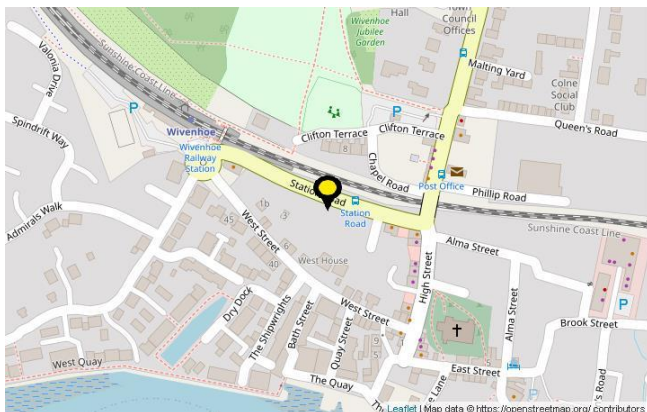
- Adjacent To Station With City Connections
- Kitchen & WC Facilities
- Close To All Local Amenities
- New Lease Terms Available



PROPERTY DETAILS

Location

Grosvenor House is prominently situated at the junction of the High Street and Station Road in Wivenhoe which lies approximately 3 miles south east of Colchester via the A133 Clacton Road and the B1028 Colchester Road.



Description

Grosvenor House is prominently situated at the junction of the High Street and Station Road in Wivenhoe which lies approximately 3 miles south east of Colchester via the A133 Clacton Road and the B1028 Colchester Road.

The office suites are situated on the second floor within an impressive 3 storey building of brick construction under a pitched tiled roof. The accommodation is accessed via a shared ground floor entrance off Station Road.

Accommodation

According to our calculations the property has the following net internal area (NIA):

Suite D	632 sq ft
Suite E	616 sq ft

Total	1,248 Sq Ft (115 sq m)
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Terms

The suite is available to let on new lease agreements. A service charge will be payable to cover the costs of maintaining the common areas and repairs to the buildings.

Rent

£9,500 per annum exclusive of Business Rates, VAT and all other outgoings.

VAT

All rents quoted are exclusive of Value Added Tax which may be applicable.

Service Charge

The property is subject to a service charge. Further details available upon request.

Legal Fees

All parties are to bear their own legal costs incurred during the course of any transaction.

Planning

The property benefits from an established Class E (Office) use class. Interested parties are advised to make their own enquiries with the local authority.

Business Rates

The property appears in the Valuation List with a Rateable Value of £1,750.00.

Energy Performance Certificate

The property has an EPC rating of D96. A copy of the certificate is available upon request.

For viewings and further details please contact



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