

AVAILABLE FOR SALE FREEHOLD OR TO LET

Attractive Office Building With Up To Twelve Parking Spaces

The Old Exchange, 64 West Stockwell
Street, Colchester, Essex, CO1 1HE

SALE

£1,000,000

AVAILABLE AREA

5,741 sq ft
[533.4 sq m]

TO LET

£80,000
per annum

IN BRIEF

- » Attractive Three Storey Office Building
- » Prominent City Centre Location
- » A Mix Of Open Plan & Cellular Offices
- » Up To Twelve On Site Car Parking Spaces
- » Walking Distance To Main Line Railway Station

LOCATION

The premises are well located within the City Centre in the popular 'Dutch Quarter' within easy walking distance of the High Street / retail centre. Nearby there are many pubs and restaurants, bus stops and Colchester mainline railway station (approx. 55 minutes to London Liverpool Street), all within easy walking distance. The A12 and A120 are easily accessible, providing fast journey times to Stansted airport and the East Coast ports.

DESCRIPTION

An attractive office building built in 1928 as a telephone exchange, featuring traditional brickwork and sash windows. The accommodation is arranged over basement, ground, upper ground, first and second floors. The basement provides storage and houses the gas boiler. Office space is primarily open plan, with a mix of meeting rooms and partitioned offices across the upper floors. Finishes include carpeting, suspended ceilings, recessed Cat 2 lighting, gas central heating via radiators, IT cabling, and power connections. Separate ladies' and gents' WC facilities are located on the ground and second floors, with a kitchenette and air-conditioned communications room on the second floor.

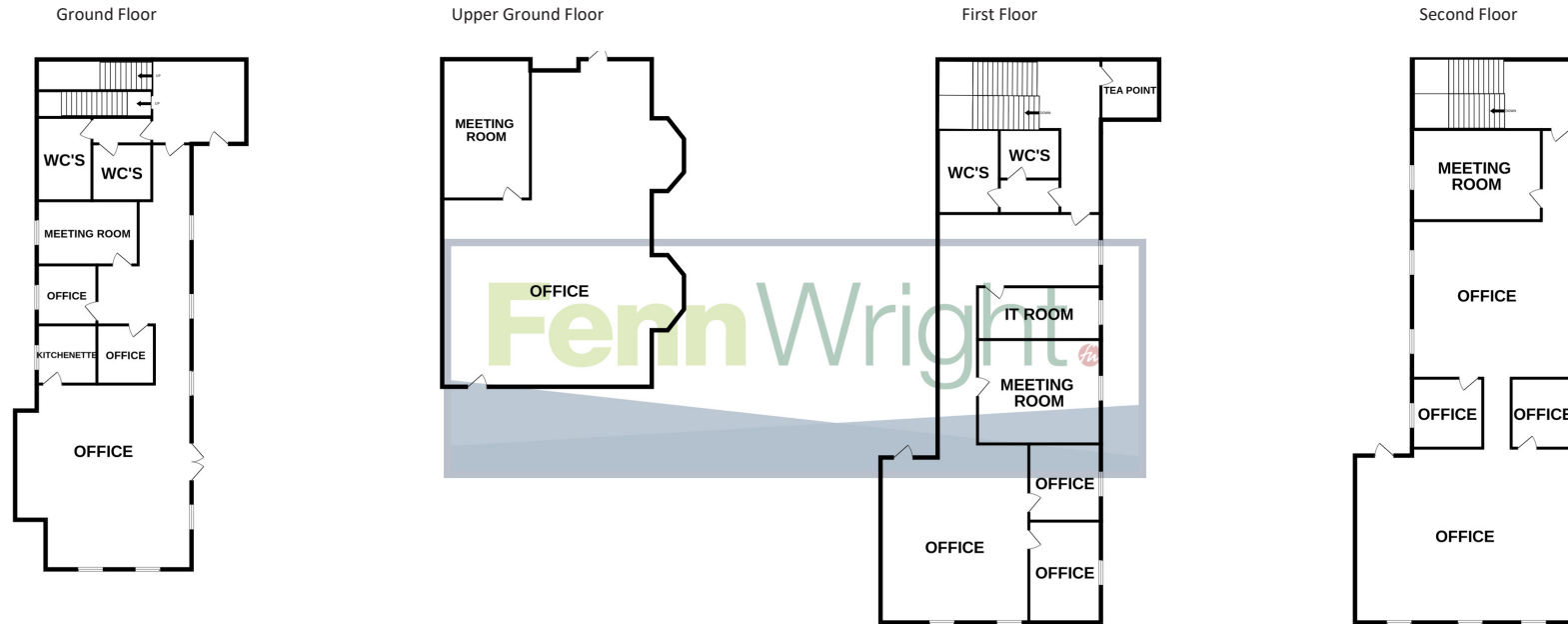
To the rear of the building, there are up to twelve allocated on-site car parking spaces, accessed via a shared, card-activated security barrier.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- | | | | |
|-----------------------|-------------|--------------|---------|
| » Basement: | 375 sq ft | [34.8 sq m] | approx. |
| » Ground Floor: | 1,120 sq ft | [104.1 sq m] | approx. |
| » Upper Ground Floor: | 1,373 sq ft | [127.6 sq m] | approx. |
| » First Floor: | 1,359 sq ft | [126.3 sq m] | approx. |
| » Second Floor: | 1,514 sq ft | [140.7 sq m] | approx. |
| » Total: | 5,741 sq ft | [533.4 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 For Sale Freehold at a guide price of £1,000,000 or to let on a new lease, lease length and terms to be agreed, at a rent of £80,000 per annum, exclusive of business rates. We have been advised that VAT is not applicable.

Note - The premises are currently occupied by Streets Whittles on a full repairing and insuring lease contracted outside the Landlord & Tenant Act 1954, that expires on 15th June 2026 at a rent of £65,000 pa. The tenant has indicated their intention to vacate prior to the lease expiry.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class E (114) of the energy performance assessment scale.

BUSINESS RATES

We have been informed that the rateable value for the whole building is £50,500. We estimate that the rates payable are likely to be in the region of £25,200 per annum.

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

PLANNING

The premises are currently used for offices.

A change of use may be obtained to develop into a residential use. Alternative uses, such as medical, may also be possible subject to planning.

Interested parties are advised to make their own enquiries direct with the local planning authority.

VAT

We have been advised that VAT is not applicable.

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
VIA SOLE SELLING/LETTING AGENTS:**

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Particulars created 16 September 2025

