



## TO LET – OFFICE

**Colchester Town  
Station, CO2 7EF**

**greateranglia**

### Location:

Colchester Town railway station is on the Sunshine Coast- Line in the East of England and is the secondary station serving the city of Colchester, Essex.

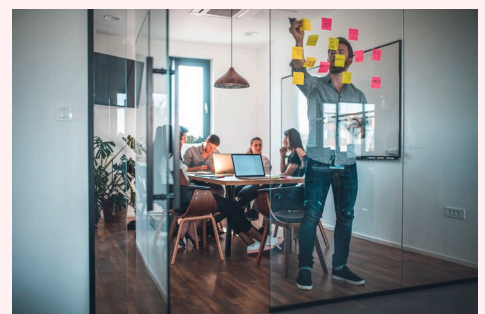
\*The latest figures available from the Office of Rail & Road (ORR) recorded passenger entries and exits of more than 587,470 for 2022/23.

**587,470**  
**Annual Footfall\***

For further detail about this opportunity please contact [enquiries@advanceventures.co.uk](mailto:enquiries@advanceventures.co.uk)

### Description:

First floor meeting room with a kitchenette and two w/c's.



\* Footfall figures from the Office of Rail & Road for 2022/23



**Property:**

Vacant office space with self-contained access to the first-floor meeting room. The premises is spacious, benefitting from good floor to ceiling height and natural light.

**Unit Size:**

Retail Unit: 37 sq.m.      399 sq.ft.

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**Rent:**

To be negotiated depending on use and is likely to comprise of a Minimum Guaranteed Rent and/or a rent base on turnover.

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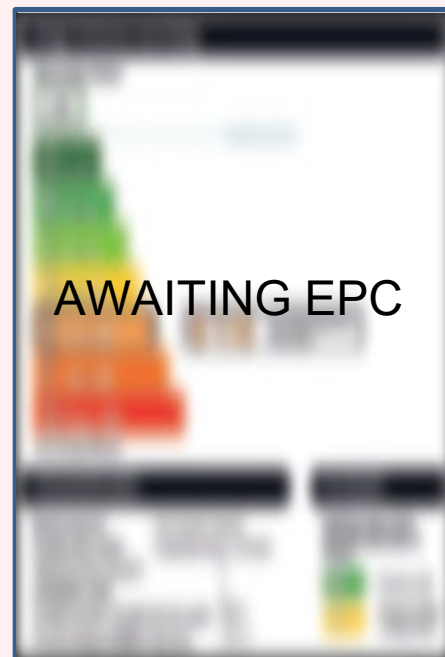
**Rates, Services & Insurance:**

Interested parties are advised to make their own enquires to the local planning and building authorities in respect of business rates and planning. Service charges and insurance costs will apply.

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**Costs:**

The ingoing occupier will be responsible for all the Landlord and Superior Landlord's legal and professional fees.



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Abellio Greater Anglia Limited is a company registered in England and Wales with company number 06428369 and as lessor of this property gives notice that:

- (1) These particulars are produced in good faith but are a general guide only and do not constitute any part of a contract.
- (2) The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT.
- (3) Nothing in these particulars should be deemed a statement that the property is in good condition, free from any deleterious materials or that any services or facilities are in working order.
- (4) Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. The purchaser or lessee are advised to carry out their own investigations if required.
- (5) It should not be assumed that the property has all necessary planning, building or other consents required and the purchaser or lessee shall be responsible for obtaining such consents.