

FOR SALE / TO LET

Extensive E Class Premises

Potential for Alternative Uses (STP)

Total Building Area 4,561 sq. ft. (424 m²)

39 Claudius Road, Colchester, Essex, CO2 7RR



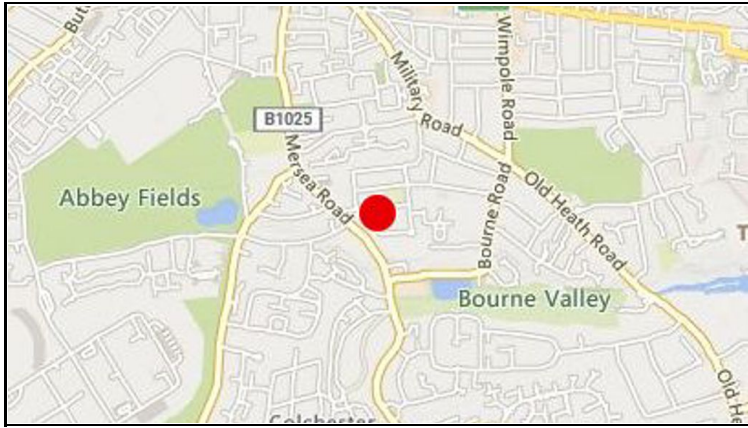
- Unique freehold opportunity
- Potential alternative uses including residential (STP)
- Current E Use Class

- Close to Colchester city centre
- Flexible open plan space with outdoor yard and parking areas
- Short walk to Colchester town train station

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01245 358988

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LOCATION

The building is located on the south side of Colchester being approximately 1 mile from the city centre, located in a predominantly residential area. The position offers good vehicular access to the A12 linking to the A120 on either side of the city and is within a short distance of Colchester Town train station.

DESCRIPTION

Comprising single storey self-contained premises arranged as main retail/office area fronting Claudius Road leading to open plan warehousing and storage areas, together with kitchen and toilet. There is a basement and to the rear of the building is yard area providing car parking and access into the warehousing or alternatively could be converted to provide outdoor space.

ACCOMMODATION

Total **4,561 sq. ft. (424 m²)**

The above floor areas are approximate and have been measured on a gross external basis.

LEASE

A new full repairing and insuring lease for a term to be agreed.

PRICE/RENT

On application.

VAT

All rents, prices and premiums are exclusive of VAT under the Finance Act 1989.

BUSINESS RATES

The building has a Rateable Value of £13,000 from April 2026. Interested parties are advised to make their own enquiries of Colchester City Council for verification of the rates payable.

SERVICE CHARGE

A service charge is applicable. Further details on application.

EPC

The building has a Rating of E - 104.

LEGAL FEES

Each party to bear their own legal costs incurred in this transaction.

CONTACT

Strictly by appointment via sole agents:

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Ref: AC2971/02.26/CC



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