



Ayers & Cruiks
COMMERCIAL

39-41 Queen Street, Colchester, CO1 2PQ

To Let | 206 sq ft

Two office suites equipped with own kitchen and close proximity to public parking facilities.

39-41 Queen Street, Colchester, CO1
2PQ

Summary

- Rent: £7,800 per annum
- Business rates: Interested parties are advised to contact Colchester Borough Council 01206 282222
- VAT: Plus VAT if applicable
- Legal fees: Ingoing tenant is responsible for the landlords reasonable legal costs.
- EPC: D (78)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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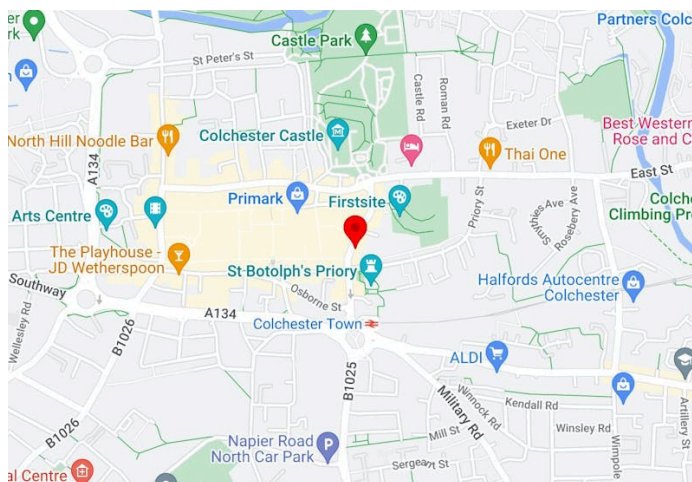
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Key Points

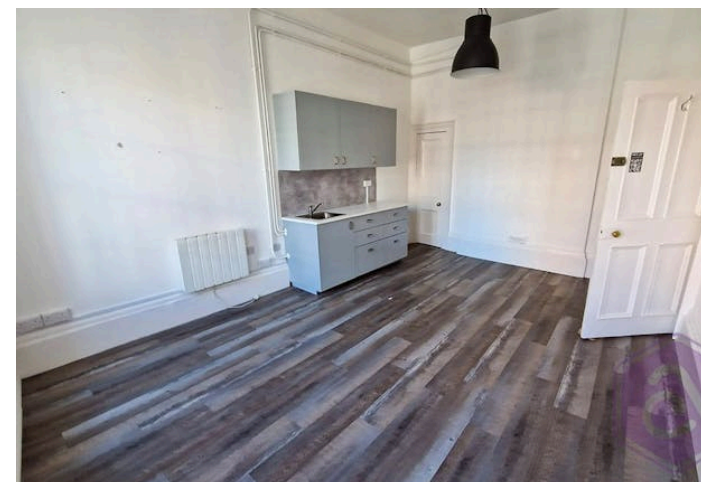
- First floor treatment room/office
- Within the centre of Colchester and close proximity to the train station
- Would suit various uses
- New lease available rent from £7,800 per annum
- Available now

Description

We are proud to offer two suites for rent, each of which is fully equipped with its own kitchen. These suites are perfect for a variety of uses, and we are confident that they will meet the needs of our clients. Whether you are looking for a space to conduct business or host an event, our suites are the perfect solution.

Location

Our establishment is located on Queen Street in Colchester, which is conveniently situated near the city center and public parking facilities. We believe that these suites are versatile and can be utilized for a variety of purposes. Our location on Queen Street in Colchester is ideal for those who want to be close to the city center and its amenities.



Additionally, our proximity to public parking facilities makes it easy for visitors to access our establishment.

Accommodation

Name	sq ft	sq m	Availability
Unit - Studio	206	19.14	Available

Viewings

Strictly by prior appointment via landlords appointed agents Ayers & Cruiks

Terms

The premises is available to let upon a new full repairing and insuring lease for a term to be agreed

Rent

Studio £7,800 per annum all inclusive, plus VAT if applicable.
Suite £10,400 per annum all inclusive, plus VAT if applicable.