

Detached Office and Storage Facilities - For Sale Of interest to Developers and Owner Occupiers



Salary Brook Farm, Elmstead Road, Colchester, Essex, CO4 3SE - OIEO £250,000

Location

Colchester is the major economic centre in North Essex with a resident population now exceeding 185,000. The City benefits from excellent communication links by the A12 to the M25 (J. 28) linking the property towns such as London and Ipswich. Main line rail services to London Liverpool Street are available with a fastest journey time of 52 minutes.

The subject property is on the eastern fringe of the town centre off the A133 and is situated in a quiet residential area adjacent to the University of Essex Knowledge Gateway development.

Description

Comprising a detached former farmhouse offering office accommodation over ground and first floor levels the property also includes two adjoining storage barns set within a self-contained yard.

Accommodation

The property benefits from the following Areas:

Office Building

Ground Floor 625 sq.ft

First Floor 500 sq.ft

Net Internal Area 1,125 sq.ft (104.51 sq. m)

Barn 1 - Ground 885 sq.ft

Open sided Storage unit 460 sq.ft

Barn 2 700 sq.ft

Gross Internal Area 2,045 sq.ft (190 sq.ft)

- **Offices – 1,150 sq.ft. (106.8 sq. m)**
- **Ancillary Storage Facilities**
- **Yard Area**
- **Edge of City Position**
- **Of interest to Developers and Owner Occupiers**



Asking Terms

The property is available to purchase Freehold. Offers in excess of £250,000.

Town Planning

The property is Grade 2 Listed.

The subject property is considered suitable for a range of commercial uses, STP. Interested parties are advised to contact the local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent.

Business Rates

The property has not been assessed for business rates. Interested parties should contact Colchester Borough Council on 01206 282222.

VAT

The property is elected for VAT.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

The unit currently doesn't have an EPC certificate.



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