



FREEHOLD OFFICE BUILDING - FOR SALE

Three storey City Centre Office Building With Basement Car Park

Southway House, 29 Southway,
Colchester, Essex, CO2 7BA

SALE OIRO

£1,200,000
plus VAT

AVAILABLE AREA (GIA)

9,600 sq ft + Basement 2,780 sq ft
[892 sq m + 258.3 sq m Basement]

IN BRIEF

- » Freehold Office With Basement Parking
- » Investment And / Or Development Opportunity
- » Open Plan Floor Plates
- » Prominent City Centre Location
- » Flexible Lease on Ground & First Floor, Second Floor Vacant

LOCATION

The property occupies a prominent position at the junction of Southway and Headgate, with all city centre amenities within walking distance. Vehicular access is provided via Crouch Street. Public transport links are close by, with city centre bus stops approximately 300 metres to the north on Head Street and Colchester Town railway station within a 10-minute walk

DESCRIPTION

The property comprises a purpose-built modern office building constructed in 1979. Traditional framed construction with brick elevations and concrete floors, arranged to promote open-plan office accommodation across the ground, first and second floors

The offices benefit from suspended ceilings incorporating recessed Category II lighting, air conditioning, and good levels of natural light. Heating is provided by a gas-fired central heating system

The building includes an Otis passenger lift (8-person / 600 kg capacity), which has been out of commission for 13 years. WC facilities are provided on each floor, with secure staircases located at either end of the building

A secure gated basement provides parking for approx. 10 - 12 cars.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- | | | | |
|------------------------|--------------|----------------|---------|
| » Ground Floor: | 3,230 sq ft | [300.1 sq m] | approx. |
| » First Floor: | 3,185 sq ft | [295.9 sq m] | approx. |
| » Second Floor: | 3,185 sq ft | [295.9 sq m] | approx. |
| » Third Floor (plant): | 511 sq ft | [47.5 sq m] | approx. |
| » Basement: | 2,781 sq ft | [258.3 sq m] | approx. |
| » Total: | 12,892 sq ft | [1,150.3 sq m] | approx. |





TENANCY INFORMATION

The ground and first floor are both let to established professional businesses that have been tenants for over 10 years.

Both leases expire 30.12.2029 and contain a mutual break clause on 21.12.2027 (6 months notice). Rents reserved £48,231 per annum + service charges £24,115 per annum. Both leases are contracted out of the Landlord and Tenant Act 1954.

Second floor vacant. Copies of the leases are available on application.

TERMS

The premises are available For Sale Freehold with offers in the region of £1,200,000 plus VAT.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of :

Ground Floor	<u>RV £19,250</u>
First Floor	<u>RV £19,750</u>
Second Floor	<u>RV £20,000</u>

We recommend all parties make their own direct enquiries with the local rating authority.

PLANNING

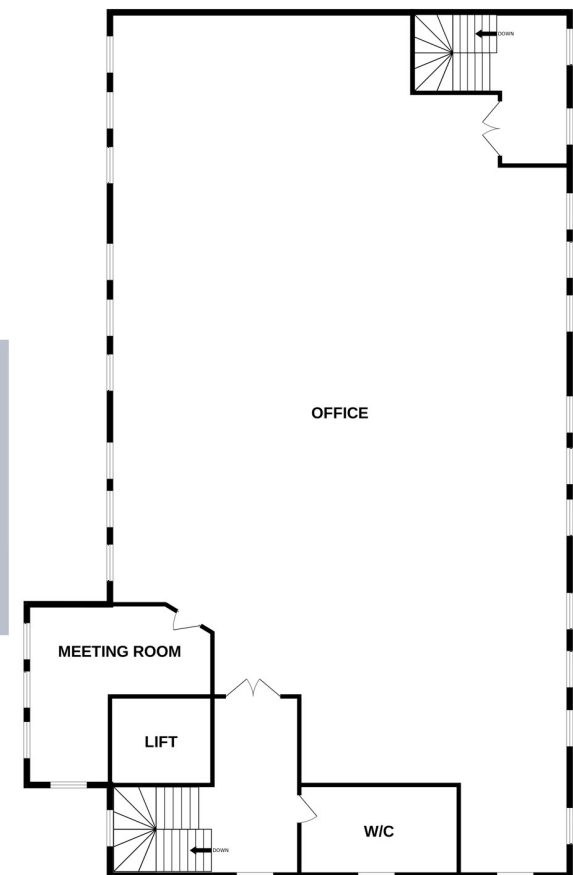
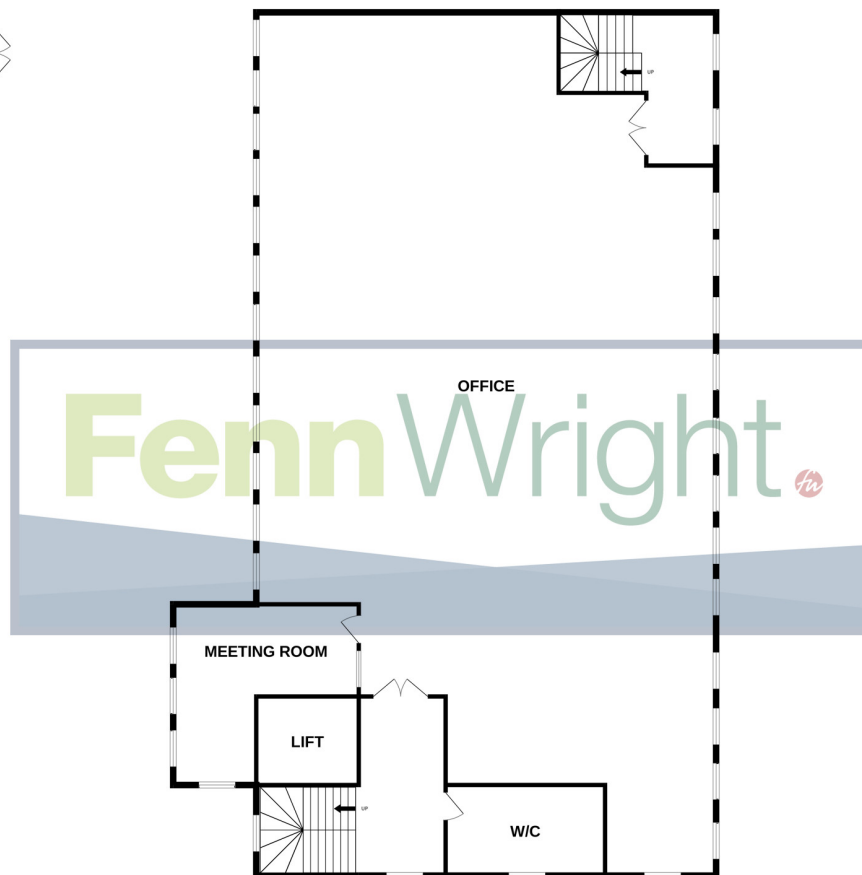
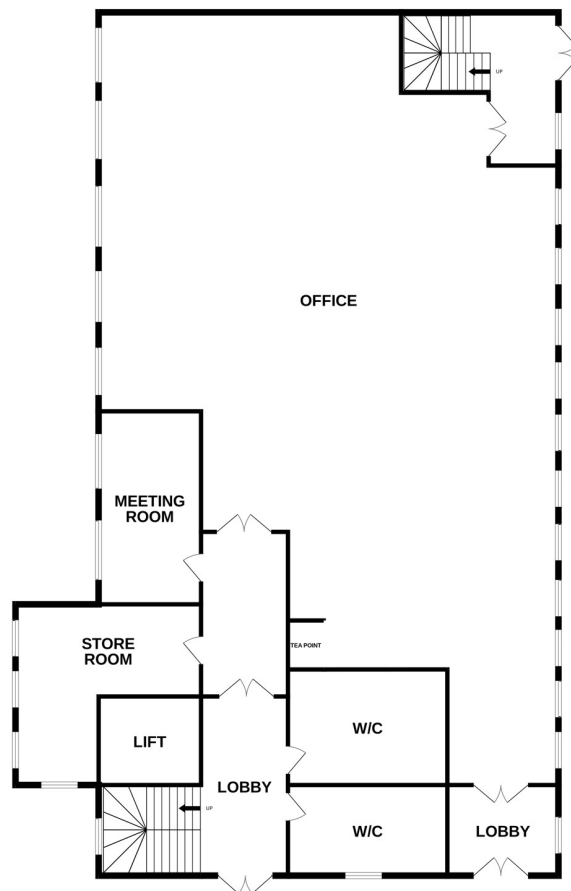
The property is not listed but is situated in the City Centre conservation area. It is understood that P.D. conversion is likely to be available to allow residential use.

Buyers should make their own enquiries regarding this to Colchester City Council planning department.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (97) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.



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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VAT

The property is elected to VAT. Prospective buyers should therefore be aware that VAT will be payable at the prevailing rate .

LEGAL COSTS

Each party will be responsible for their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

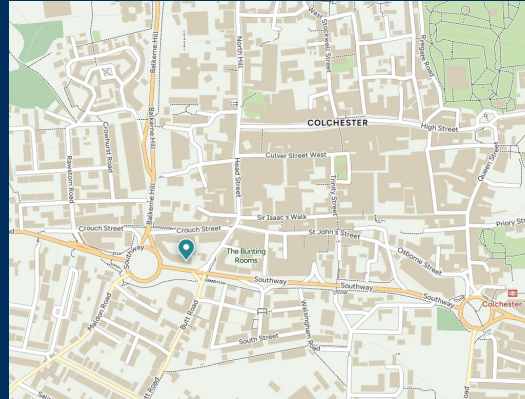
Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE SELLING AGENTS:

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Particulars created 17 April 2026

