

Butt Road

Colchester, Essex, CO3

£46750 pa



Details in brief

Available Date: 01/05/2025

Deposit: £11700

Bedrooms:

Bathrooms:

Length of Tenancy: N/A

Furnishing:

Type of building: Office

Upad.co.uk

Telephone: 02037506355

Email: info@upad.co.uk

Full features

- City Centre
- Staffed Reception
- Lift & Stairs Access
- Open Plan Layouts
- Meeting Room
- On Site Car Parking

Full description

- Prime City Centre Location: Situated at 90-92 Butt Road, Colchester CO3 3DA, with easy access to business hubs.
- Flexible Office Spaces: Office suites range from 130 sq.ft. to 30,000 sq.ft., accommodating various business needs.
- Unfurnished with Options: Offices come unfurnished, with furniture available on request for an additional fee.
- High-Speed Fibre Internet: Reliable high-speed fibre internet ensures seamless business connectivity and operations.
- Secure 24/7 Access: Fob entry system, CCTV, and on-site reception staff from 8 AM to 5:30 PM ensure security.

PLEASE NOTE: In accordance with the Property Misdescriptions Act (1991) we have prepared this information as a general guide to the property. It is not intended to form part of any offer or contract. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.

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- **Ample On-Site Parking:** Parking for 100 cars, 1 disabled bay, and cycle parking, catering to all commuting needs.
- **Excellent Transport Links:** Bus routes nearby; Colchester Town station is a 19-minute walk for easy commuting.
- **Daily Cleaning Services:** Work in a clean and professional environment with included daily cleaning services.
- **Energy Efficient Building:** EPC rating of B, promoting sustainability and energy efficiency for lower costs.

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