

# elwell taylor

**13 Short Wyre Street  
Colchester**

**£7,200 Per annum**

**350 sqft**

- FIRST FLOOR OFFICE IN  
COLCHESTER
- AVAILABLE TO LET ON AN  
INCLUSIVE RENT



# 13 Short Wyre Street, Colchester

## **LOCATION**

The property is located on Short Wyre Street in Colchester, a retail area in the town centre with a variety of independent occupiers.

## **DESCRIPTION**

Available to let are first floor offices with a kitchen area & WC.

The offices are carpeted with fluorescent strip lighting and use electric storage heaters.

## **ACCOMMODATION**

The property has a net internal area of approximately 350 sq ft (not measured).

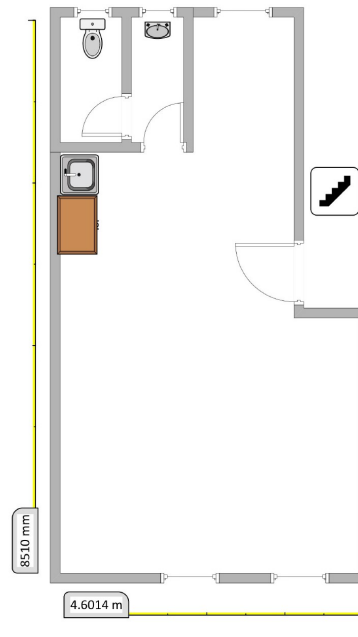
## **TERMS**

The offices is available on a new sub-lease at a rent of £600 PCM for a term to be agreed inclusive of business rates, insurance and utilities.

## **LEGAL COSTS**

Each party to be responsible for their own legal costs.





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