



**Commercial  
Property  
located in  
Crowhurst Road  
Colchester  
CO3 3JN.**

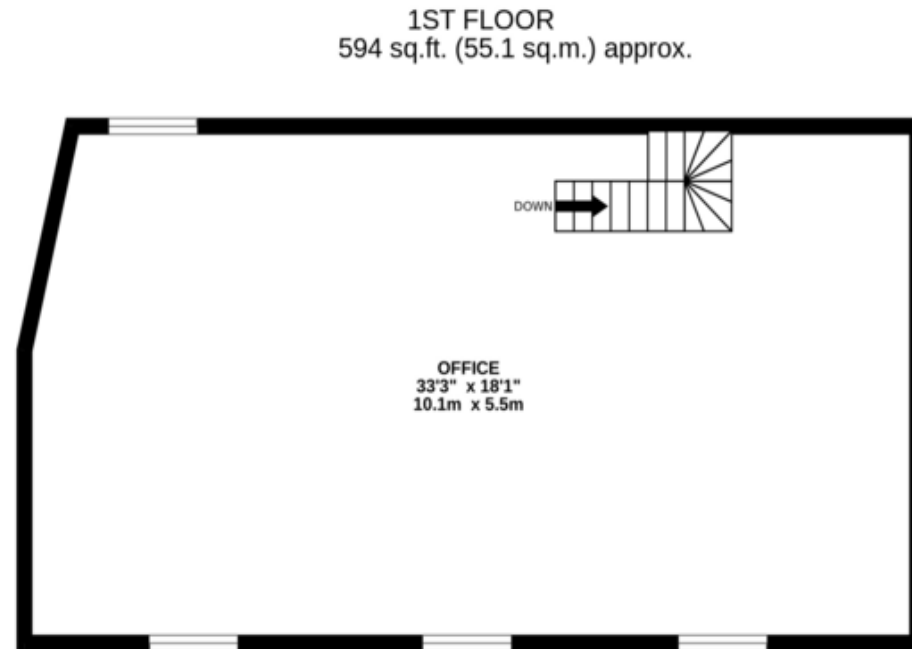
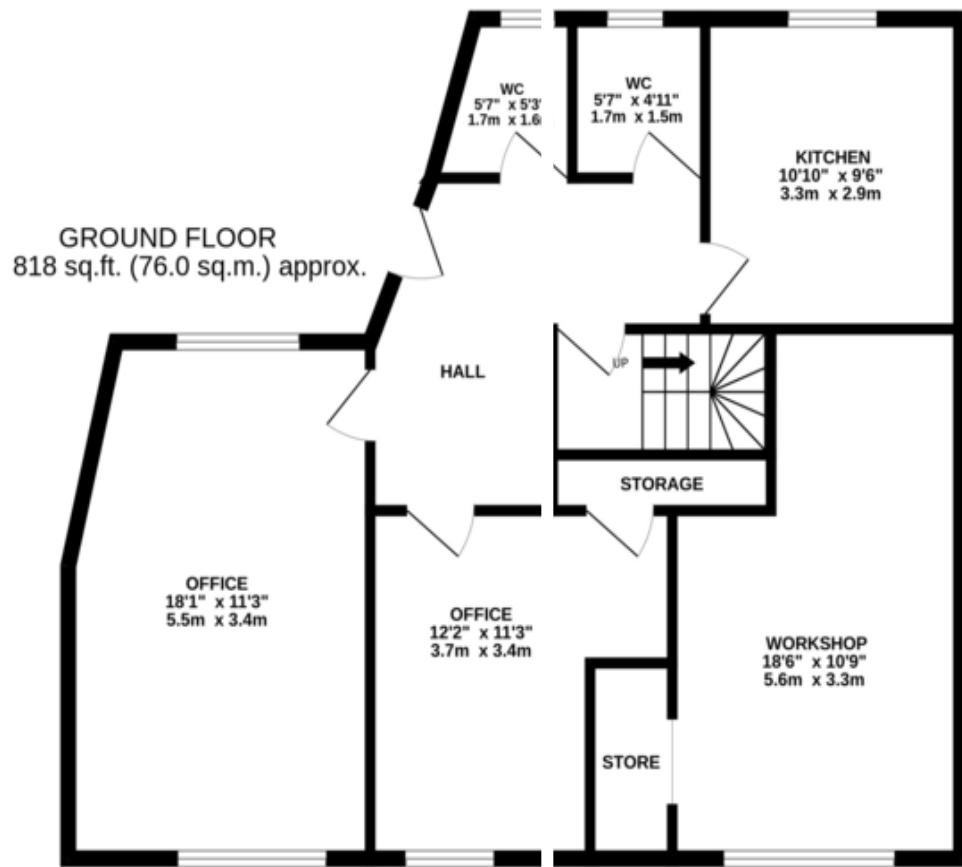
**Guide Price  
£250,000 to £300,000**



**1,412 sq ft**



**JOHN ALEXANDER  
ESTATE AGENTS**



**TOTAL FLOOR AREA : 1412 sq.ft. (131.1 sq.m.) approx.**

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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This 1412 sq foot commercial property sits in the heart of the City centre. Comprised of 3 office spaces, a workshop, kitchenette, toilets, off road parking & external storage. It offers potential to be converted to a residential property / 2 smaller properties or continued use as office space



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