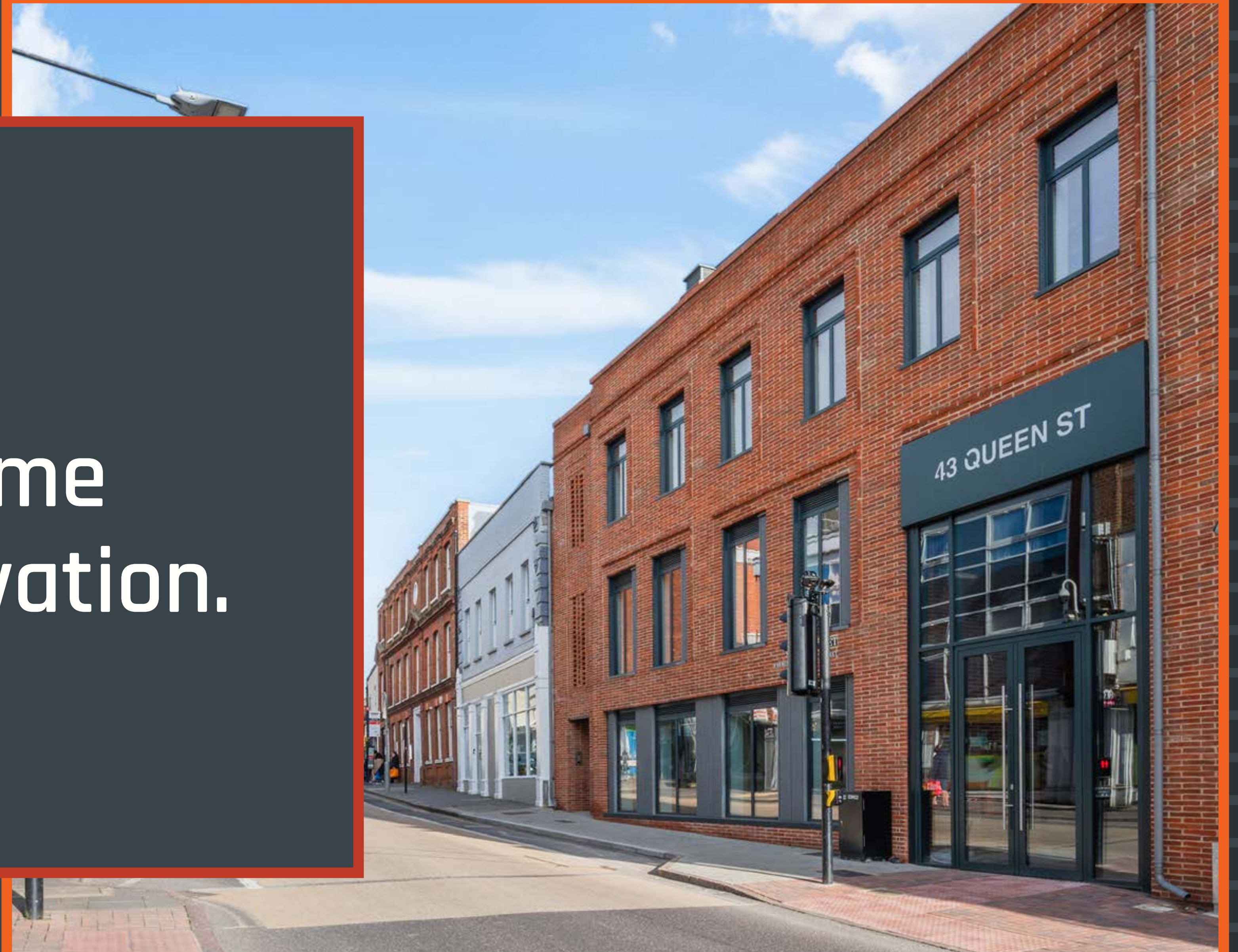
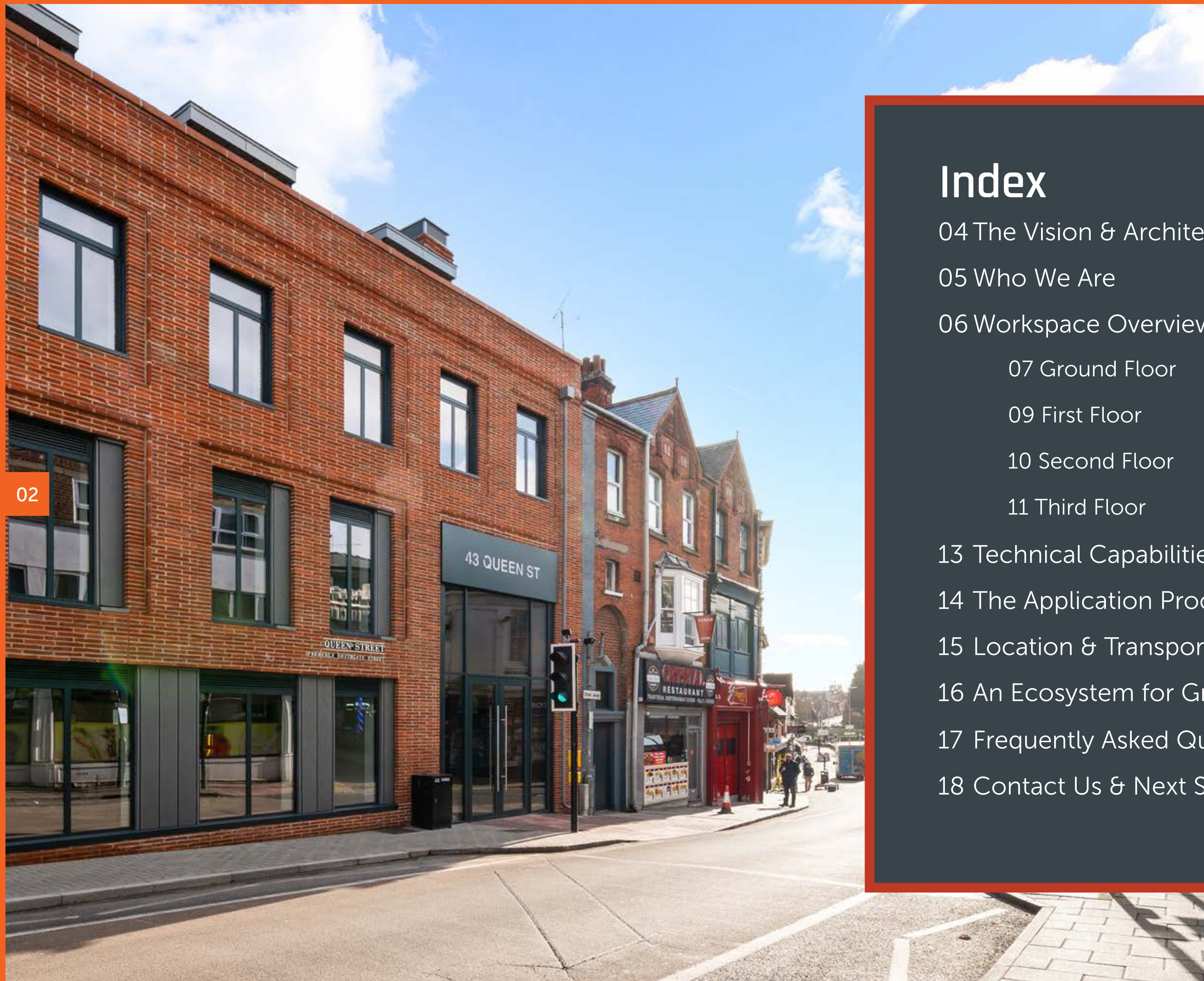


digital
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Colchester's home
for digital innovation.

www.digitalforum.uk





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Colchester is one of the

UK's **fastest-growing towns.**

It is one of the most important
and diverse urban centres in
the East of England.

Colchester City Council 2021

The Vision & Architecture

Breathing New Life into Colchester's Heritage.

This 1,200m2 four-storey building is designed with bespoke architecture, breathing new life into Colchester's heritage by replicating the aesthetic of the early 1900's Theatre Royal and former bus depot. A perfect blend of Colchester's heritage and its future.

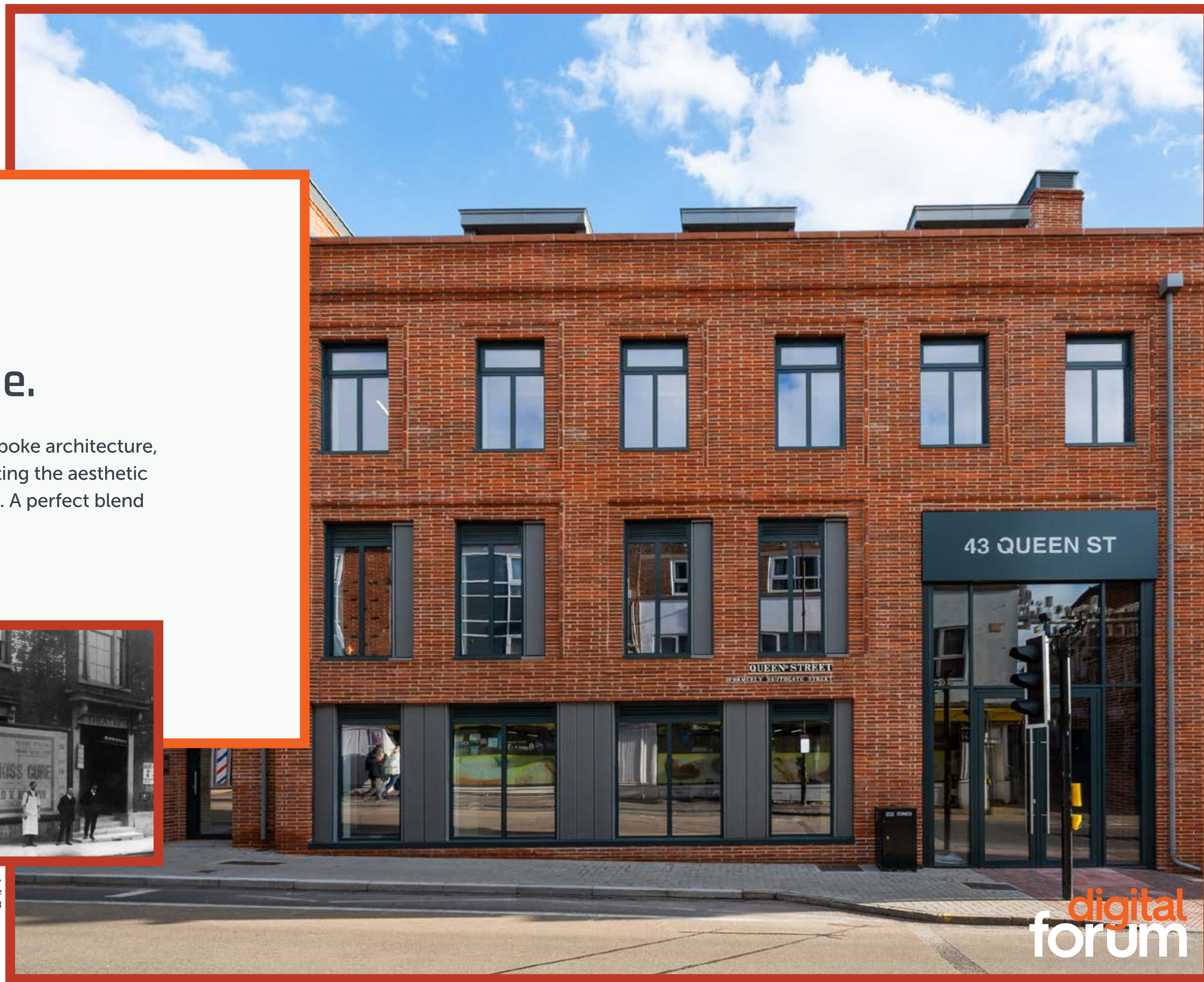
Images below credited to Colchester City Council: Colchester Museums



Bus garage, 1940 taken by Harold Poulter, the museum's Assistant Curator



Three men, probably staff members, outside the main entrance to the Theatre Royal, c. 1918



Who We Are

Powered By An Experienced Workspace Operator

The Digital Forum located on Queen Street, aims to support established businesses, digital artists, entrepreneurs, tech creatives and digital nomads.

The Operator: The Digital Forum is operated by colbea, a not-for-profit enterprise agency with over 42-years experience of supporting businesses. Colbea operates high quality, inclusive and accessible workspace, business support and creative training programmes.

Workspace Overview

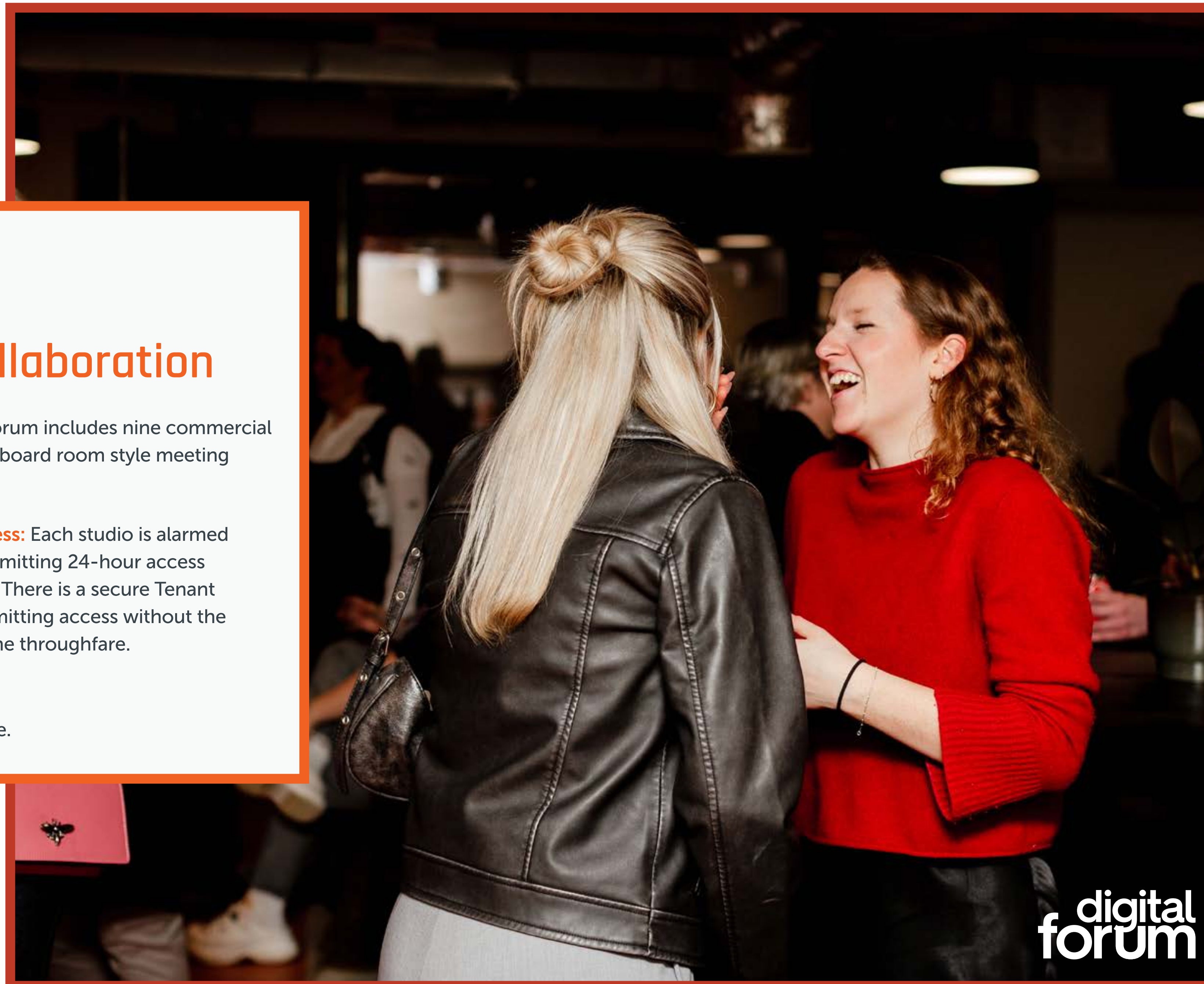
A Space Designed for Collaboration

Based in Colchester's historic City Centre, the Digital Forum includes nine commercial studio units across four floors, a coworking zone and a board room style meeting room - all serviced by an onsite cafe.

Hot Desking: The coworking can be utilised in two ways, via a monthly membership or on an adhoc basis.

24-Hour Access: Each studio is alarmed individually, permitting 24-hour access to all tenants. There is a secure Tenant Entrance permitting access without the need to use the throughfare.

Did someone say dog friendly? **Yes** we are.



Workspace Layout:

Ground Floor

Cafe + Coworking Space

With bi fold doors to rear overlooking Firstsite, accessible to the public via the thoroughfare and to the tenants via an internal door.



Ground Floor Cafe Unit within Digital Forum Approx. Size: 236 sq ft

- Counter space with services ready for fit-out (water, power, dedicated waste store)
- Dedicated indoor seating space, with option for spillover into co-working area (subject to agreement) and outdoor patio.
- On-site clientele include: co-working professionals, office staff, meeting room users
- Accessible via the public access thoroughfare from busy Queen Street
- Corporate catering opportunities for dedicated event space
- Close proximity to Colchester Town train station

 [Take the Virtual Tour](#)



Workspace Layout:

Ground Floor

Studio One:

A modern, ready-to-go studio designed for small teams who want a professional space without compromise. Clean, secure, and fully equipped with everything you need to get straight to work:



Included in Studio

- Dual access, including street-level entrance
- 613 sq ft of flexible workspace
- Space for up to 6 desks
- Underfloor power for a clutter-free setup
- Dimmable lighting to suit your workflow
- Compact kitchenette with sink and fridge
- Dedicated storage space
- Secure keyless entry
- Video Intercom system
- Alarm for added security

£1,788 PCM* *Exclusive of VAT and service charge

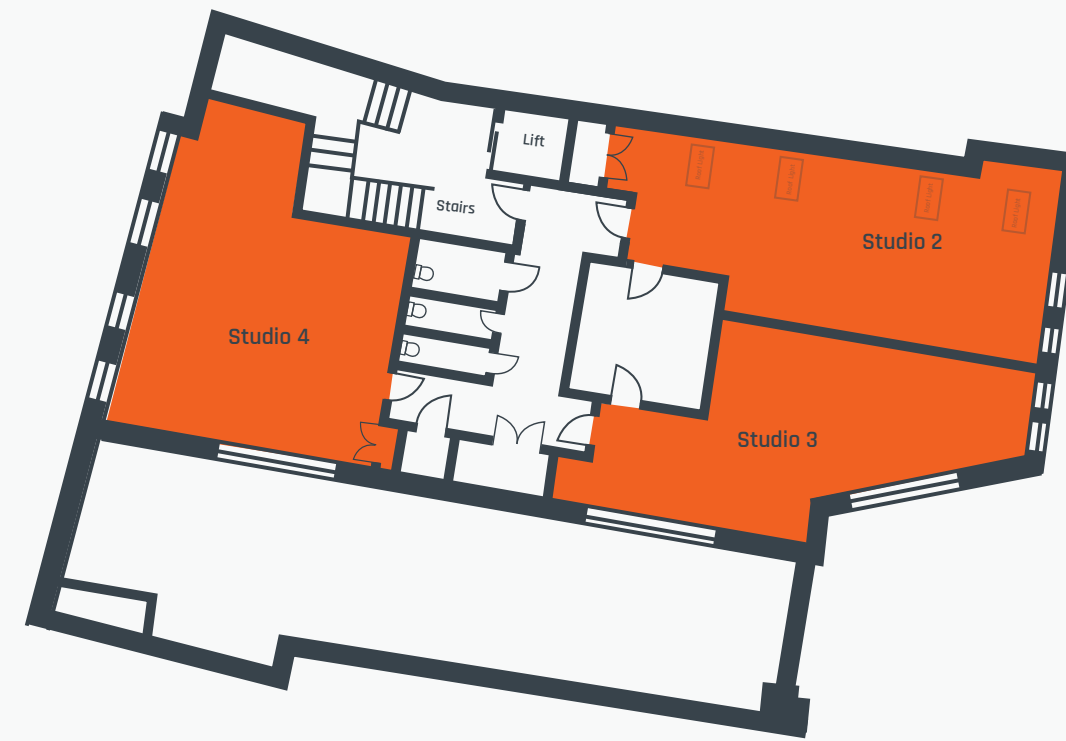
[360° Take the Virtual Tour](#)

*Exclusive of VAT and service charge

Workspace Layout:

First Floor

Flexible workspaces designed to suit growing teams. Choose from three bright, well-positioned studios or combine spaces to scale as you need.



Studios 2 & 3 (Rear Aspect):

- 484–505 sq ft
- Space for 10–11 desks
- Access to fully equipped shared kitchen
- Windows overlooking the Thoroughfare (Studio 3)
- Option to combine for a larger workspace
- Studio 2: £1,412 PCM*
- Studio 3: £1,473 PCM*

Included in all studios:

- Underfloor power for a clutter-free setup
- Dimmable lighting
- Secure keyless entry
- Video Intercom system
- Fully alarmed

Studio 4 (Front Aspect):

- 613 sq ft
- Space for up to 12 desks
- Own kitchenette with sink and fridge
- Street-facing with Thoroughfare views
- £1,788 PCM*

 Take the Virtual Tour

*Exclusive of VAT and service charge

Studio Four

digital
forum

Workspace Layout:

Second Floor

Spacious, flexible studios designed for larger teams and growing businesses. From generous rear-aspect spaces to the largest studio available, these workspaces are built to scale with you..



Studios 5 & 6 (Rear Aspect):

- 570–742 sq ft | 9–13 desks
- Access to fully equipped shared kitchen
- Studio 5: £2,164 PCM*
- Studio 6: £1,663 PCM**

Included in all studios:

- Underfloor power for a clutter-free setup
- Dimmable lighting
- Secure keyless entry
- Video Intercom system
- Fully alarmed

Studio 7 (Front Aspect – Largest Studio):

- 1,087 sq ft | up to 18 desks
- Front-facing with excellent natural light
- Private kitchenette
- Dedicated built-in storage space
- £3,170 PCM*

360° Take the Virtual Tour

*Exclusive of VAT and service charge

Studio Seven

Workspace Layout:

Third Floor

Bright, flexible top-floor studios with a stunning shared balcony, ideal for breaks or enjoying panoramic views over Colchester's evolving landscape.



Studio 8:

- 527 sq ft | up to 8 desks
- Rear aspect with roof lights
- Connects directly to Studio 9
- Access to fully equipped shared kitchen
- Direct access to private balcony overlooking Colchester
- £1,537 PCM*

Included in all studios:

- Stunning shared Roof Terrace with panoramic Colchester views
- Underfloor power for a clutter-free setup
- Dimmable lighting
- Secure keyless entry
- Video Intercom system
- Fully alarmed

Studio 7

(Front Aspect – Largest Studio):

- 731 sq ft | up to 14 desks
- Rear aspect, can be combined with Studio 8 for a larger workspace
- Option for dedicated kitchen when combined
- Access to shared roof terrace
- £2,132 PCM*

360° Take the Virtual Tour

*Exclusive of VAT and service charge

Studio Eight

Workspace Layout:

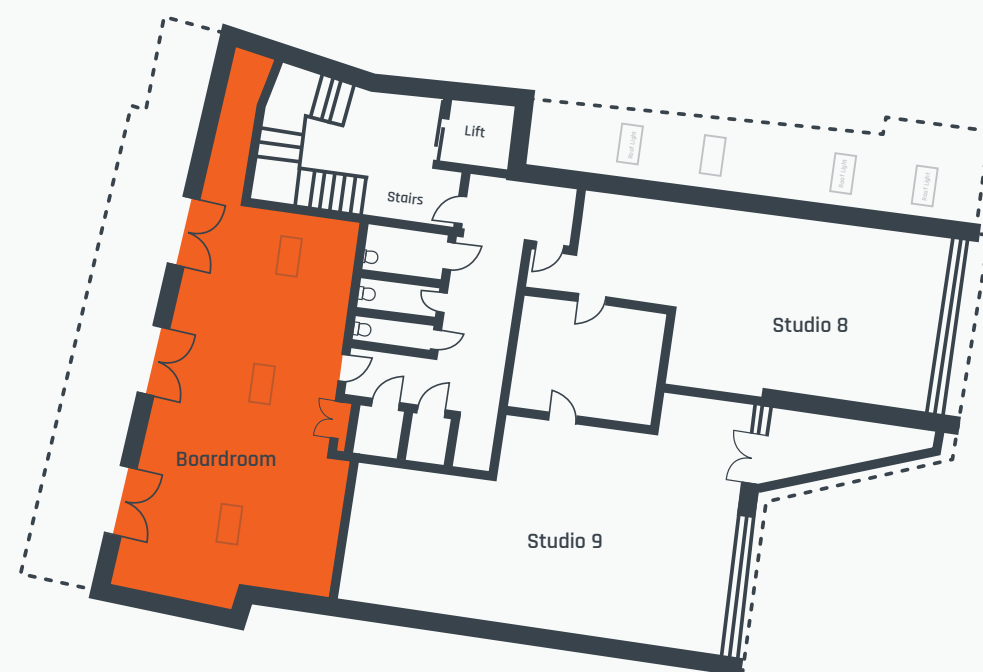
Third Floor

Boardroom

A bright, flexible space in the heart of the City, perfect for meetings, gatherings, and networking. Designed for creativity, collaboration, and connection, with all the modern features you need.

Features:

- Full length balcony
- Interactive screen,
- Mini kitchen
- AV equipment for conference calls
- Flexible room set up with space for 25 guests
- Available for external hire, with day hire included for studio tenants



360° Take the Virtual Tour

Workspace Layout:

Features:

Boardroom balcony view

Technical Capabilities

Unrivalled **Connectivity**

Step into a workspace built for speed, reliability, and growth. The Digital Forum is powered by Colchester Fibre, the UK's largest council-owned fibre network, delivering digital infrastructure that outperforms standard commercial connections.

Why it works for your business:

- Blazing fast: 108bps link with direct Telehouse connection
- Ultra-low latency: 2–2.5ms for seamless online collaboration
- Fully secure: TSA compliant with resilient, managed networks
- In-building ready: WiFi7 throughout communal areas and Cat6A/fibre from the Comms Room
- Expandable: Secure rack space at Colchester data centres with power, cooling, and controlled access

The advantage:

Faster, safer, more reliable connectivity than typical commercial networks. Less downtime, smoother operations, and infrastructure that's future-proofed for growth.

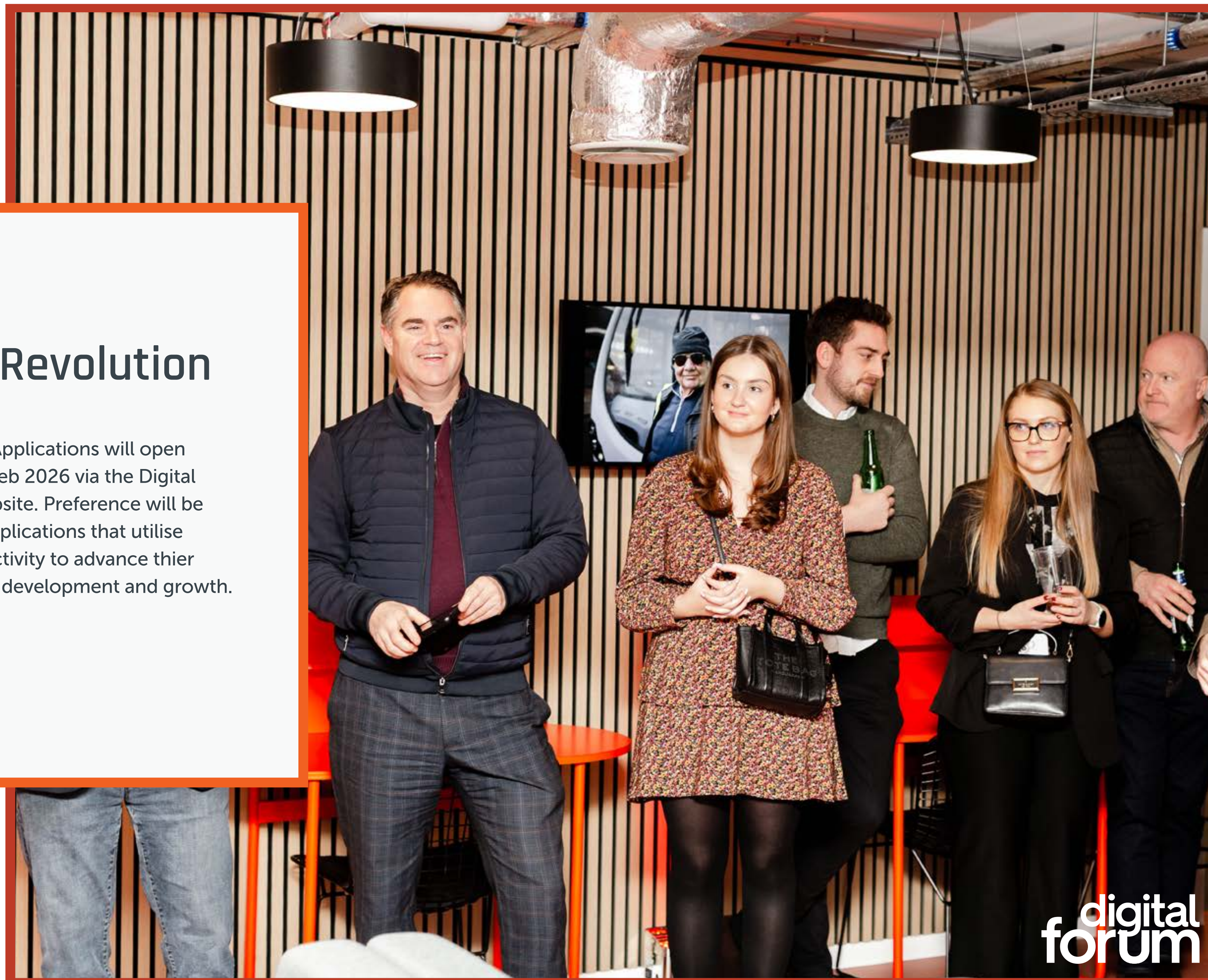
The Application Process

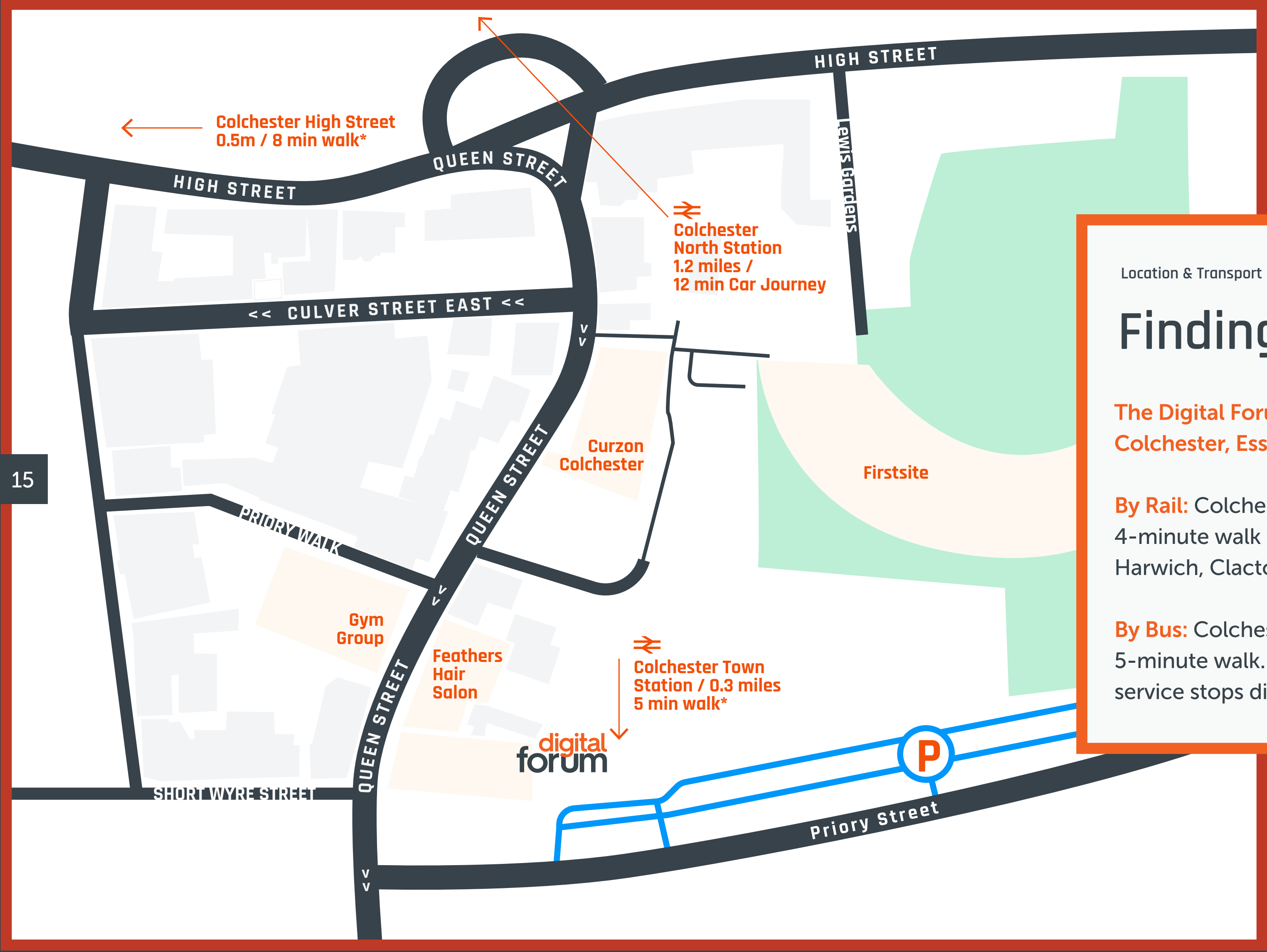
Join Colchester's Digital Revolution

Licence Terms: The studios are let on a licence basis over three years.

Gateway Policy: All applicants are subject to a criteria assessment; ensuring the space is used by digital or creative businesses. Applications are subject to the Digital Forum Gateway Policy and both personal and professional referencing.

Timeline: Applications will open on the 1st Feb 2026 via the Digital Forum website. Preference will be given to applications that utilise the connectivity to advance thier businesses development and growth.





Location & Transport Links

Finding Us

The Digital Forum, 43 Queen Street, Colchester, Essex CO1 2PQ

By Rail: Colchester Rail Station is a 4-minute walk with links into London, Harwich, Clacton and Manningtree.

By Bus: Colchester Bus Station is a 5-minute walk. Colchester Park & Ride service stops directly outside the Forum.

By Bike/Foot: On site cycle storage available. The High Street is an 5-minute walk.

Parking: Located in front of Priory Street Car Park and within walking distance of many local car parks (NCP Osborne Street 4-minute walk, St John's Car Park 6-minute walk).

• Times taken from Google maps

Colchester 2026:

An Ecosystem for Growth

The area surrounding Queen Street is at the heart of a £40 million+ transformation, evolving into a premier destination for innovation and enterprise.

A Transformed Urban Landscape

The £15.2 million regeneration of St Botolph's Circus has replaced outdated infrastructure with pedestrian-first plazas and seamless transit links. This flagship project creates a high-quality "arrival experience" directly adjacent to the Digital Forum, connecting the city's primary transport hubs with the Queen Street district through vibrant, accessible public spaces.

Connectivity and Community

The emergence of the St Botolph's Quarter at the nearby Britannia site adds a dynamic lifestyle anchor to the area, featuring new public squares for markets and events alongside high-quality urban living. With the city's Local Plan delivering 1,300 new homes annually and the massive 7,500-home Garden Community underway, businesses here are plugged into an expanding pool of ambitious, local talent.

The Innovation Edge

Supported by an Economic Strategy refresh in 2026 and world-class digital infrastructure, Queen Street is more than just a location—it is the focal point of a regional growth engine. Here, your business benefits from a stable, heritage-rich environment powered by the explosive potential of a forward-thinking city.



Image Credit: Colchester City Council



Find out more

Frequently Asked Questions

Why is the Forum for Digital & Creative Sectors?

The sector was identified as a key growth area for Colchester following a feasibility study.

Is there meeting space?

Yes, there is a Board Room on the third floor over looking Queen Street.

Who can use the events space?

Networking groups and corporate events are welcome.

What are the costs for hot desking?

Our full range of prices and options are available [here](#).

Is there parking available?

We are located in front of Priory Street Car Park and within walking distance of many local car parks. Given the City Centre location, we would recommend using other travel methods.

How does 24-hour access work?

The Forum is accessible via the public throughfare. There is also a secure Tenant Entrance permitting without the need to use the throughfare. Each studio is alarmed individually, permitting 24-hour access to all tenants.

Accessibility?

Wide door ground floor entrance, with disabled toilets on each floor and lift access.

Dog friendly?

Yes

[More questions answered here](#)

Contact Us & Next Steps

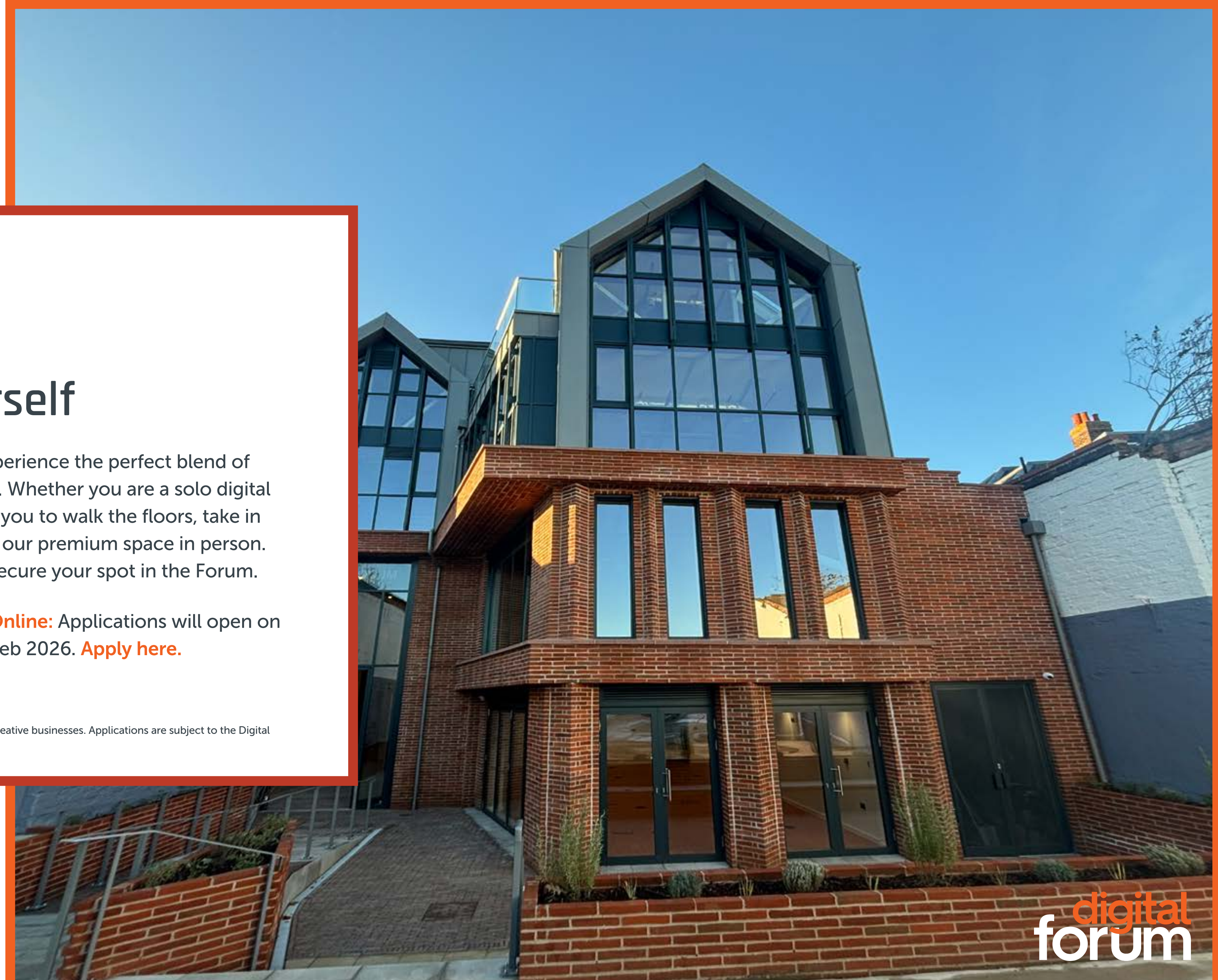
See Colchester's **Digital Future** for Yourself

Ready to upgrade your workspace? Come and experience the perfect blend of Colchester's rich heritage and its high-tech future. Whether you are a solo digital nomad or a growing tech creative team, we invite you to walk the floors, take in the views of Firstsite and the Roman Wall, and see our premium space in person. Reach out today to schedule a physical tour and secure your spot in the Forum.

Email Us:
enquiries@digitalforum.uk

Apply Online: Applications will open on the 1st Feb 2026. [Apply here.](#)

All applicants are subject to a criteria assessment; ensuring the space is used by digital or creative businesses. Applications are subject to the Digital Forum Gateway Policy and both personal and professional referencing.







Get in Touch.

Phone: 01206 239297

Email: enquiries@digitalforum.uk

Office Hours: Monday to Friday, 9:00 am - 5:00 pm

The Digital Forum

43 Queen Street, Colchester, Essex

www.digitalforum.uk

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