

# Lanswoodpark



## The Gardenside Collection at Lanswoodpark

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Lanswoodpark Broomfield Rd, Elmstead Market, Colchester, Essex, CO7 7FD

[www.lanswoodpark.co.uk](http://www.lanswoodpark.co.uk) | 01206 820 425 | [info@lanswood.co.uk](mailto:info@lanswood.co.uk)

# Welcome to Lanswoodpark



First established in 2011, Lanswoodpark contains three buildings to date, collectively totalling 50,000 sqft. We currently provide office space for a diverse range of over 40 companies, responsible for the employment of more than 300 people.

Lanswoodpark boasts a truly unrivalled workplace setting, with its tranquil surroundings offering a real breath of fresh air for your staff and clients alike. Our high-quality office and work spaces are conveniently situated at the edge of Colchester in Essex, one of Britain's fastest growing towns.

Here at Lanswoodpark, the location, architecture and landscaping makes our business centre unique and an excellent choice for both growing and established businesses.

## Park Facilities

- High quality offices to let or for sale
- Design and build opportunities
- Attractive business rates
- 10 acres of business community
- Both dedicated and visitor parking
- High speed internet connection
- Meeting rooms for hire
- Security entrance gate & site CCTV coverage
- Attractive mature landscaping
- Countryside setting
- On-site café / restaurant
- 5 minutes from Colchester, named as one of Britain's fastest growing towns
- 5 minutes from the proposed Garden Village a development of 9,000 new homes
- London Liverpool Street Station some 50 miles by rail from Colchester North Station
- 280,000 people live within a 20 minutes commute

## Sales/Lease Terms

- To let on flexible lease terms, rents upon application
- For Sale on a 199-year ground lease, prices upon application
- Unit sizes 1,250sqft – 10,000sqft

## Building Design & Interior Spec

- Attractive buildings of cutting edge design providing Grade A accommodation
- Low energy air sourced heating and cooling system
- Excellent levels of natural light via architecturally designed double glazed window units
- Suspended ceiling with LED recessed lighting
- Targeted A - Energy efficiency rating



Lanswoodpark

# Location



## Getting Here



**By Train:** **Wivenhoe**, 3.8 miles all trains stop here. **Hythe**, 4.1 miles. **Colchester North**, 6.1 miles

**By Bus:** There is a bus stop close to the main entrance to Lanswoodpark (73, 76, 77, 87C, 701 & X76)

**By Car:** **A120**, 5 minutes, **M25**, 50 Miles, **A14**, 30 Miles, **Stansted Airport**, 45 Miles, **Felixstowe**, 35 Miles

### Lanswood Ltd

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**Development by Lanswood** - Commercial & Residential Developers

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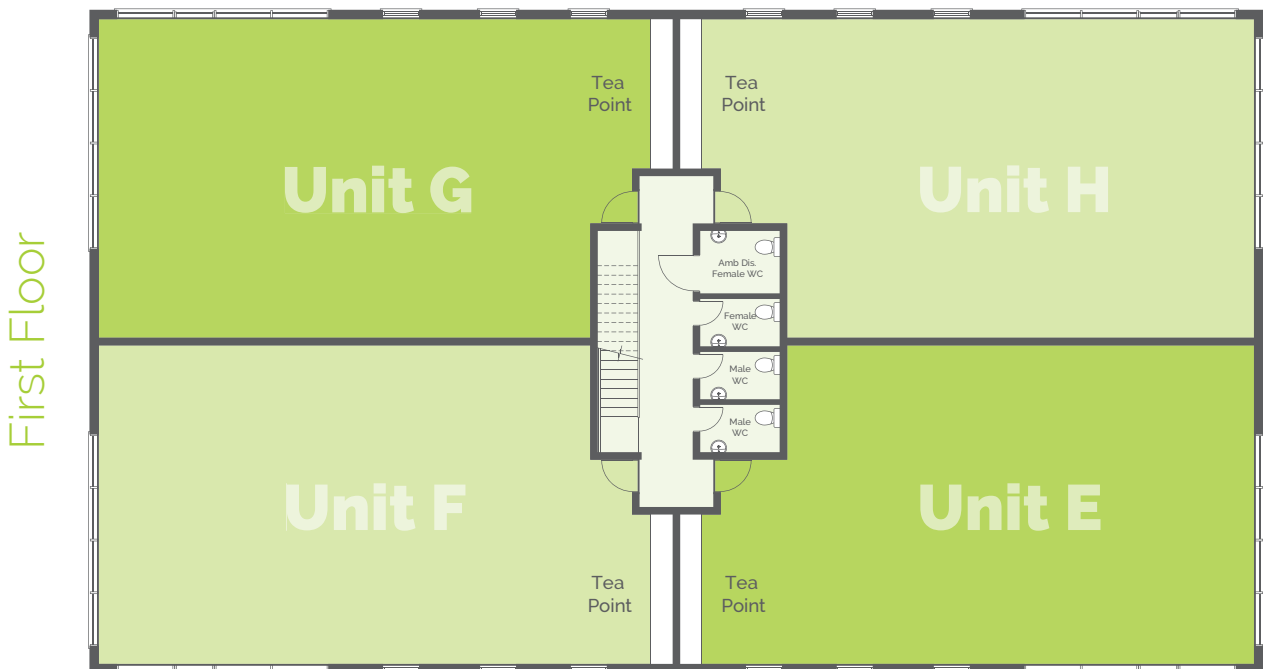
- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of an offer or contract.
- ii. All descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
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Optional Layout One



Unit A = 114 m<sup>2</sup> | Unit B = 116 m<sup>2</sup> | Unit C = 116 m<sup>2</sup> | Unit D = 114 m<sup>2</sup>

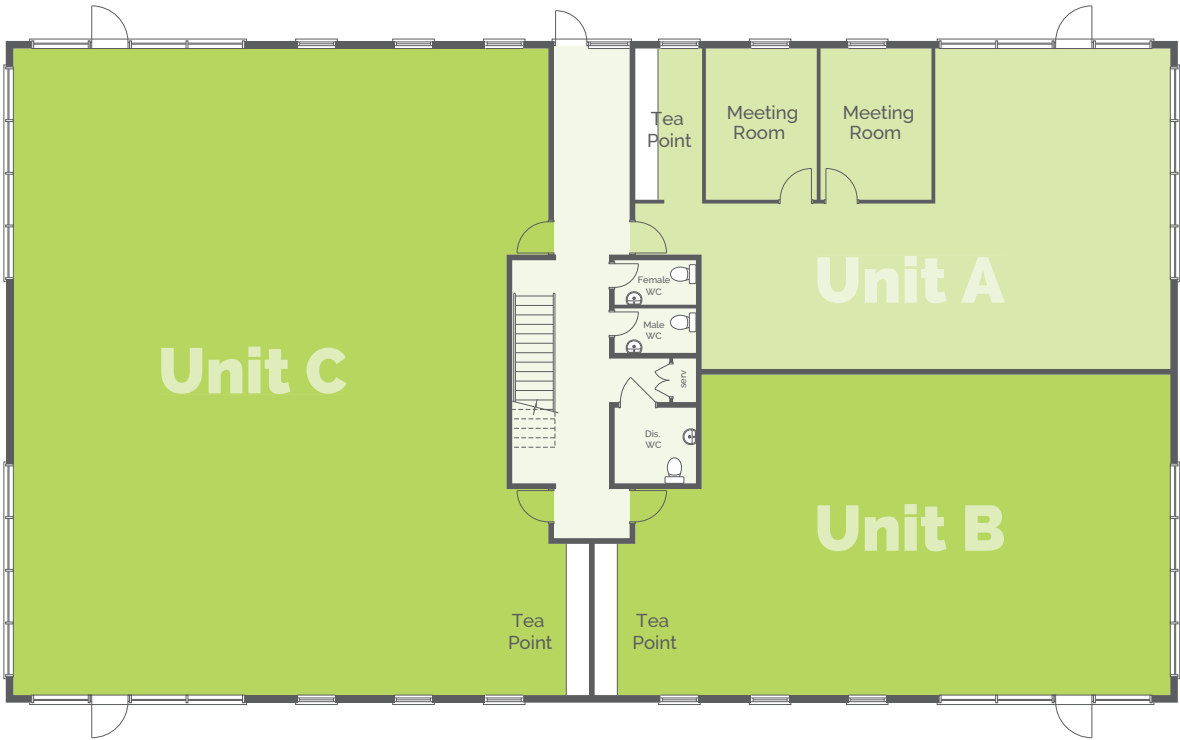


Unit E = 118 m<sup>2</sup> | Unit F = 120 m<sup>2</sup> | Unit G = 120 m<sup>2</sup> | Unit H = 118 m<sup>2</sup>

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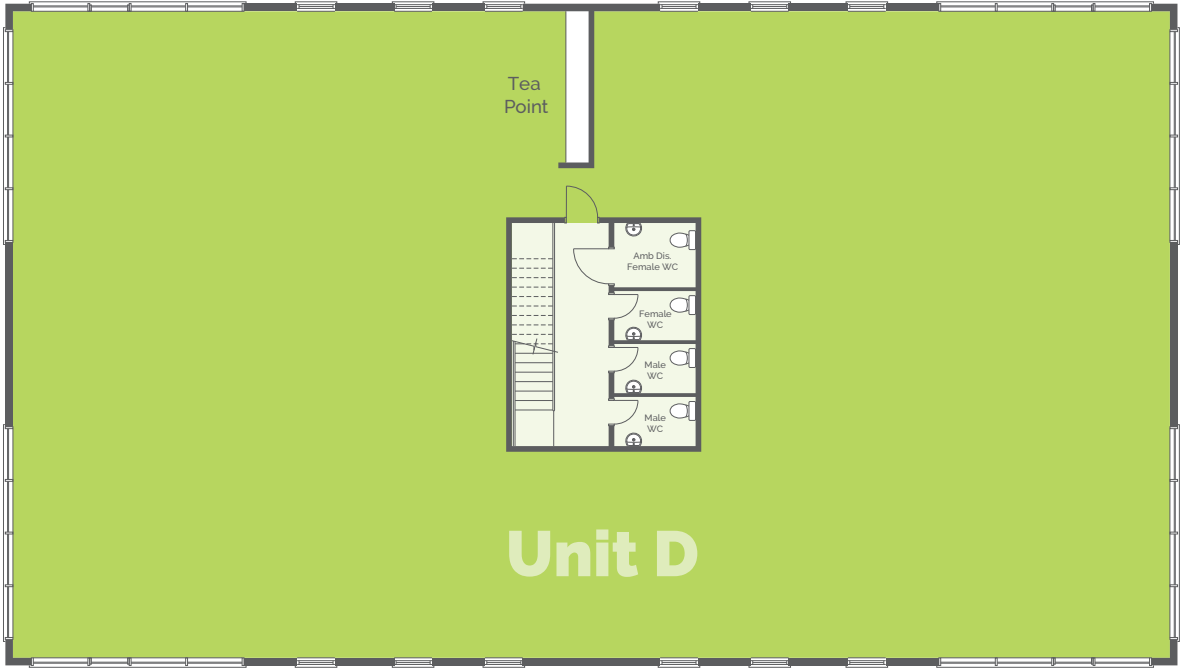
Optional Layout Two

Ground Floor



Unit A = 114 m<sup>2</sup> | Unit B = 118 m<sup>2</sup> | Unit C = 236 m<sup>2</sup>

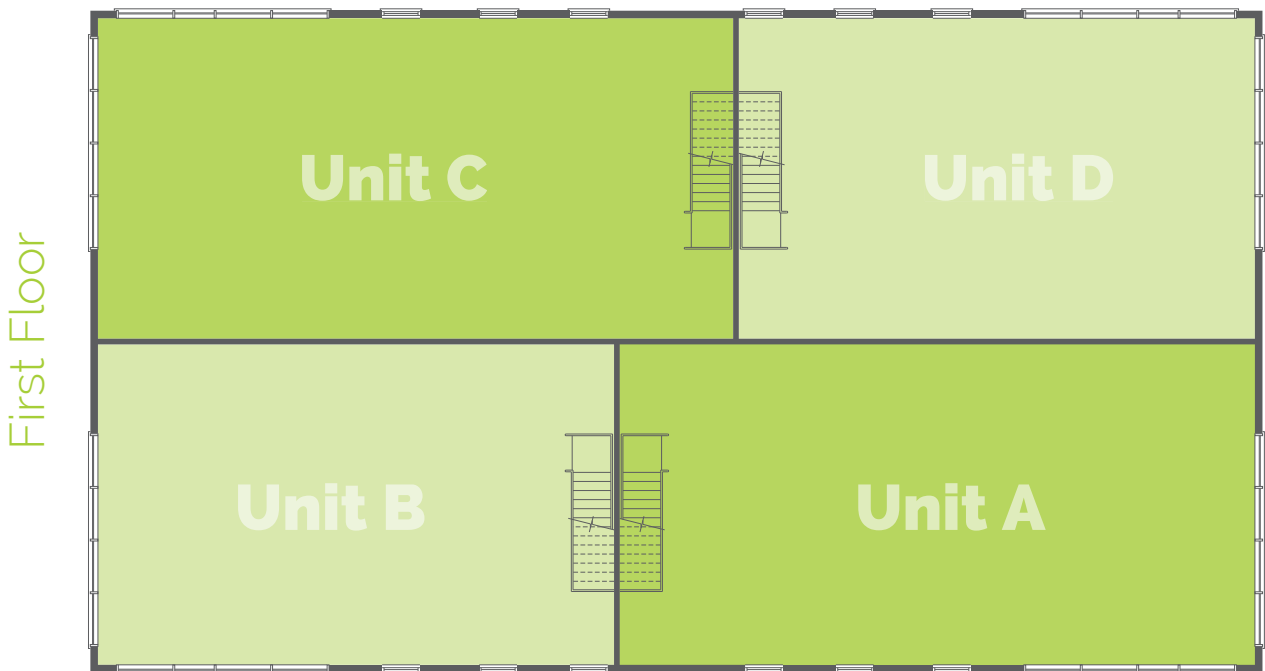
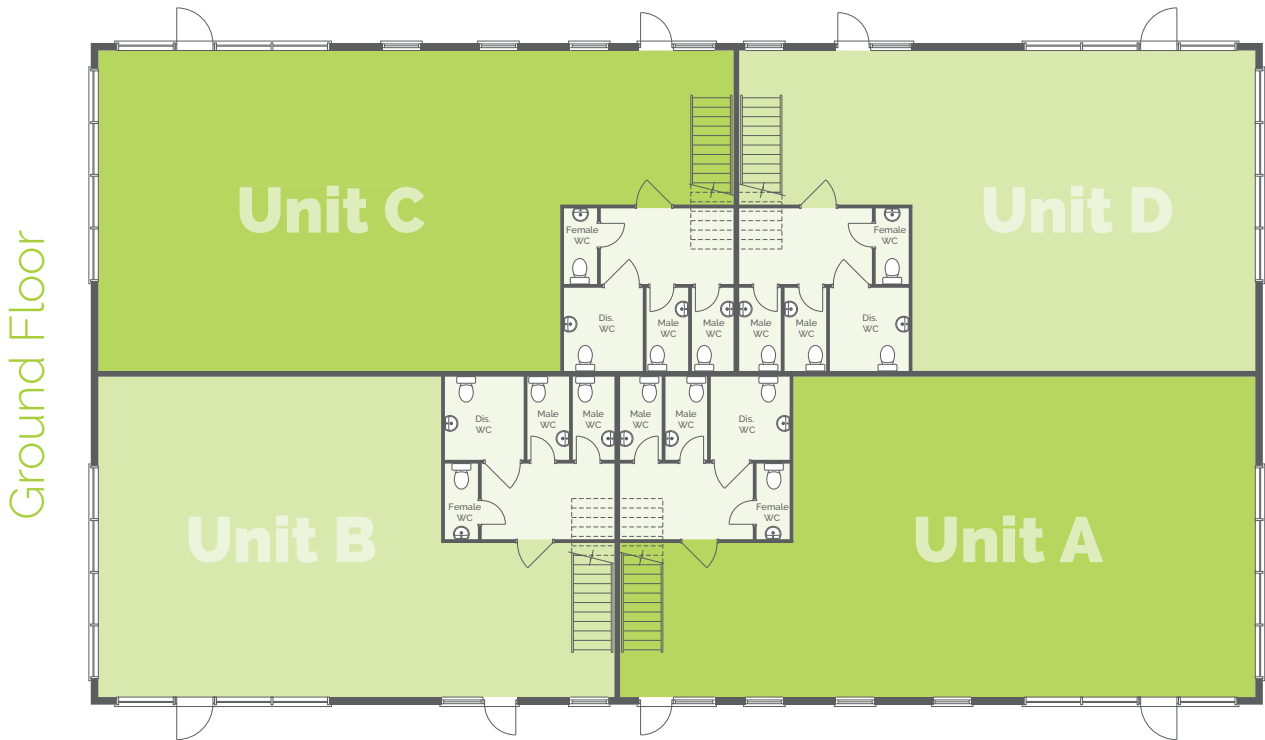
First Floor



Unit D = 491 m<sup>2</sup>

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Optional Layout Three



Unit A = 284 m<sup>2</sup> | Unit B = 228 m<sup>2</sup> | Unit C = 284 m<sup>2</sup> | Unit D = 228 m<sup>2</sup>