

FennWright

AGM House & Renzland House
83a & 85 London Road
Copford
Colchester
Essex, CO6 1LG

For Sale Freehold

Substantial Business Premises

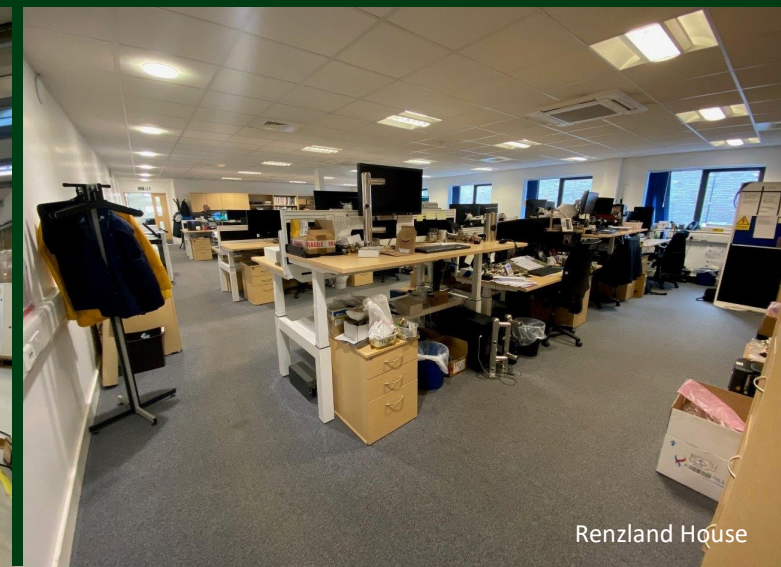
- Approx. 25,985 Sq. Ft. (2,414 Sq. M)
- Guide Price £2,500,000 plus VAT
- Approx. 1.19 Acre Site (0.48 ha)
- 56 On Site Car Parking Spaces
- Workshop / Warehouse Accommodation
- Air Conditioned Offices
- Close to A12 (Junction 25)



Renzland House



Renzland House



Renzland House

Location

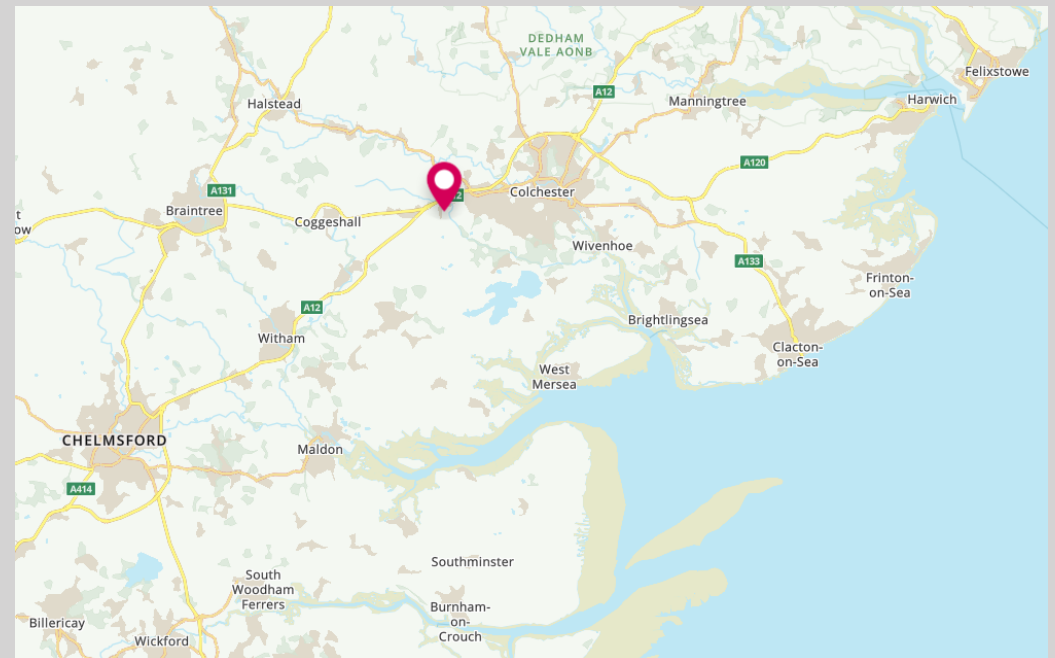
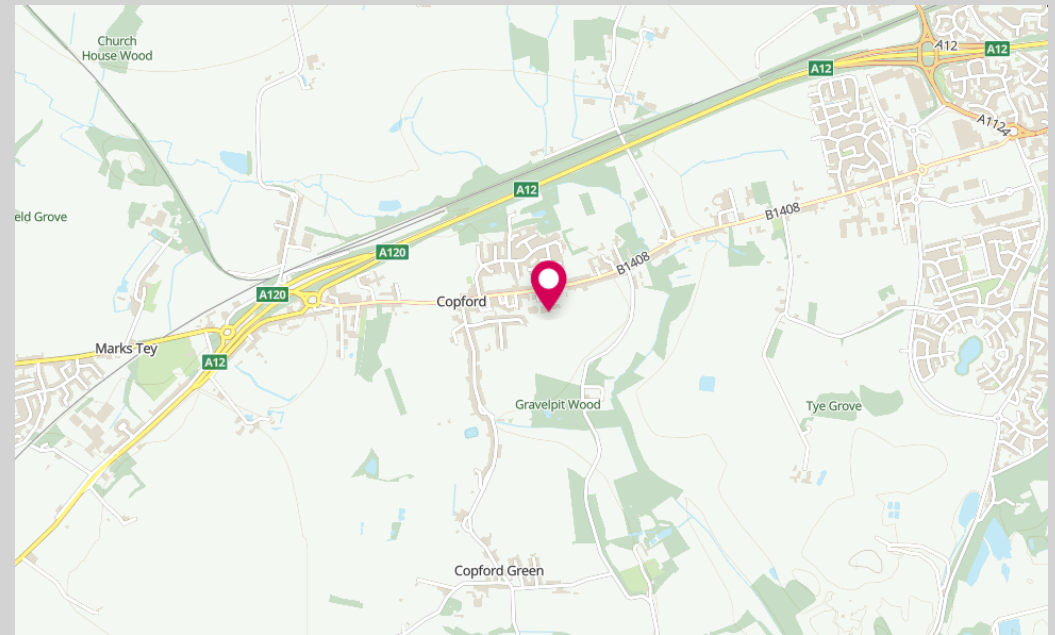
The site is situated on the south side of London Road one mile from the A120/A12 interchange and Marks Tey Railway Station which provides a mainline link to London (55 minutes). The A120 connects with the coastal port of Harwich to the east and both Stansted Airport and the M11 to the west. Access from London Road is with right of way via a private roadway.

Description

Renzland House - a modern detached building constructed in 2017 which benefits from workshop/stores and offices. The building is over steel portal frame construction with insulated clad/part brick block elevations under a pitched and insulated roof which incorporates transparent roof lights. There are three large electrically operated loading doors providing access to the workshop/stores which feature; high bay lighting, three phase power, compressed air lines, wall mounted infrared heaters and a one-ton overhead crane. Approx. min eaves height of 3m (but 2m along the rear elevation) and apex height of 4.2m. An impressive reception area leads to a meeting room, accessible WC and access to a large open plan office. The office benefits from a suspended ceiling which incorporates lighting and heating/cooling cassettes, carpeting and perimeter trunking for power/data. A kitchenette/staff area is provided along with ample WC facilities, shower, and first aid room.

AGM House - a detached building of steel portal frame construction with brick elevations under a part pitched, part flat, roof which incorporates transparent roof lights (where pitched). The workshop area is accessed via a concertina side loading door, has two small mezzanine floor areas, lighting, power, an eaves height of approx. 3.4m, and an apex height of 4.8m. There are ground and first floor offices providing a mix of open plan and cellular accommodation with WC's and kitchenette facility. The offices have double glazed windows, heating & cooling (not tested), power and carpeting throughout. There is a fenced and gated yard area to the side of the building.

There are, in total, fifty-six car parking spaces provided on site. This includes the right to eleven parking spaces to the rear of Renzland House.





AGM House



AGM House

Accommodation

Approximate Gross Internal Area:

Renzland House

| | | | |
|-------------------|----------------|---------------------|---------------------|
| Workshop / Stores | Approx. | 11,927 sq ft | 1,108.0 sq m |
| Offices | Approx. | 2,989 sq ft | 277.7 sq m |
| Total | Approx. | 14,916 sq ft | 1,385.7 sq m |

AGM House

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|----------------------|----------------|---------------------|---------------------|
| Workshop / Stores | Approx. | 4,583 sq ft | 425.8 sq m |
| Mezzanine Floors | Approx. | 1,286 sq ft | 119.5 sq m |
| Offices (Two Storey) | Approx. | 5,200 sq ft | 483.1 sq m |
| Total | Approx. | 11,069 sq ft | 1,028.4 sq m |

| | | | |
|----------|---------|--------------|--------------|
| Combined | Approx. | 25,985 sq ft | 2,414.1 sq m |
|----------|---------|--------------|--------------|

Note: floor plans are available upon request.

The site area is approx. 1.19 Acres (0.48 ha)

Terms

The premises are available For Sale freehold, with vacant possession, at a guide price of £2,500,000.

We are advised that VAT is applicable at the prevailing rate.

Title Numbers: EX531021 and EX676624.

Access Road Maintenance

The owner will be responsible for one third of the costs of the upkeep of the access road to London Road once it has been developed. For the avoidance of doubt there will be no liability for the upgrading and an annual charge may only be levied upon completion of the development of the Connect 12 site (located behind this site).

Business Rates

We are advised that the buildings are jointly assessed with a rateable value, effective 1st April 2023, of £115,000. Therefore estimated rates payable of approx. £58,900 for the year 2023/24.

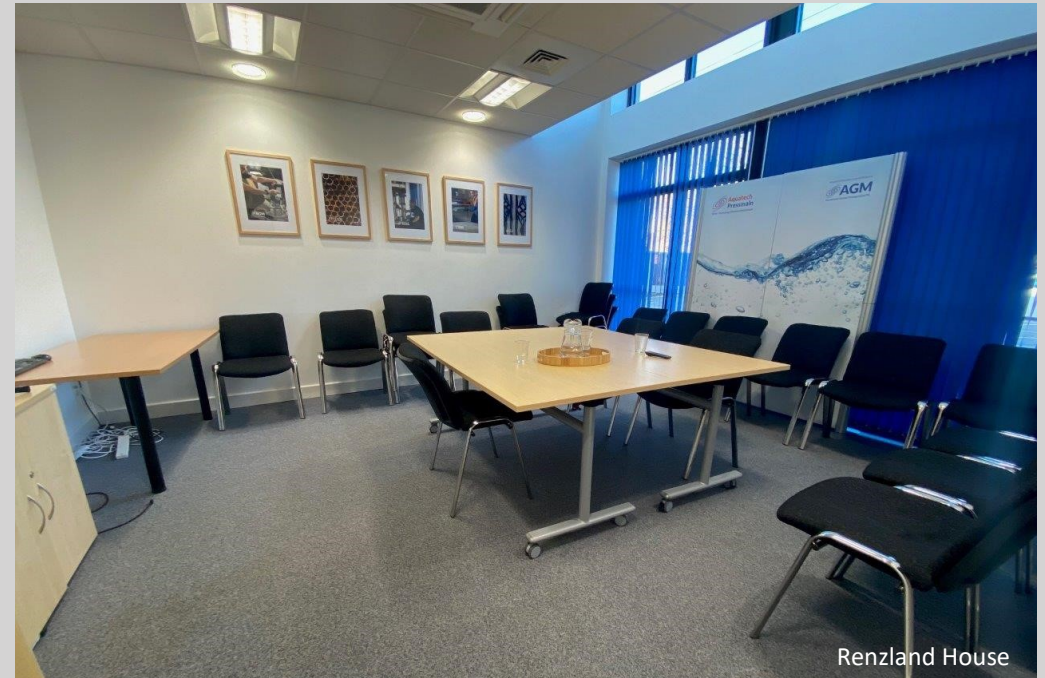
Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

Energy Performance Certificate (EPC)

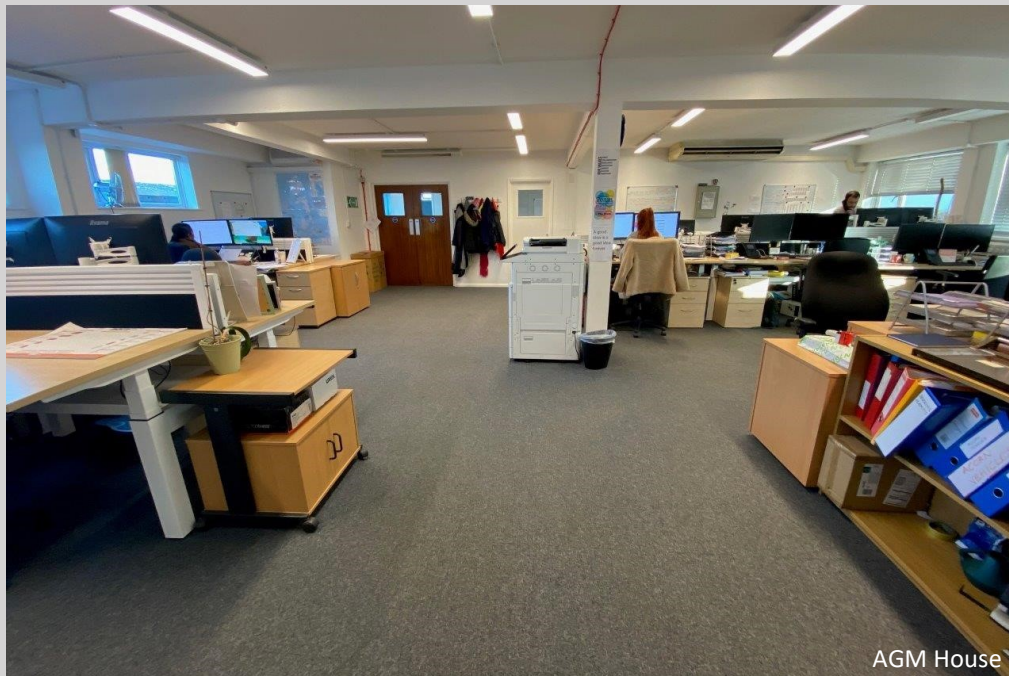
We have been advised that Renzland House falls within class C (68) of the energy performance assessment scale, and AGM House class D (91). Full copies of the EPC assessments and recommendation reports are available from our office upon request.

Anti-Money Laundering Regulations

Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identify, residence and source of funds prior to instructing solicitors.



Renzland House



AGM House



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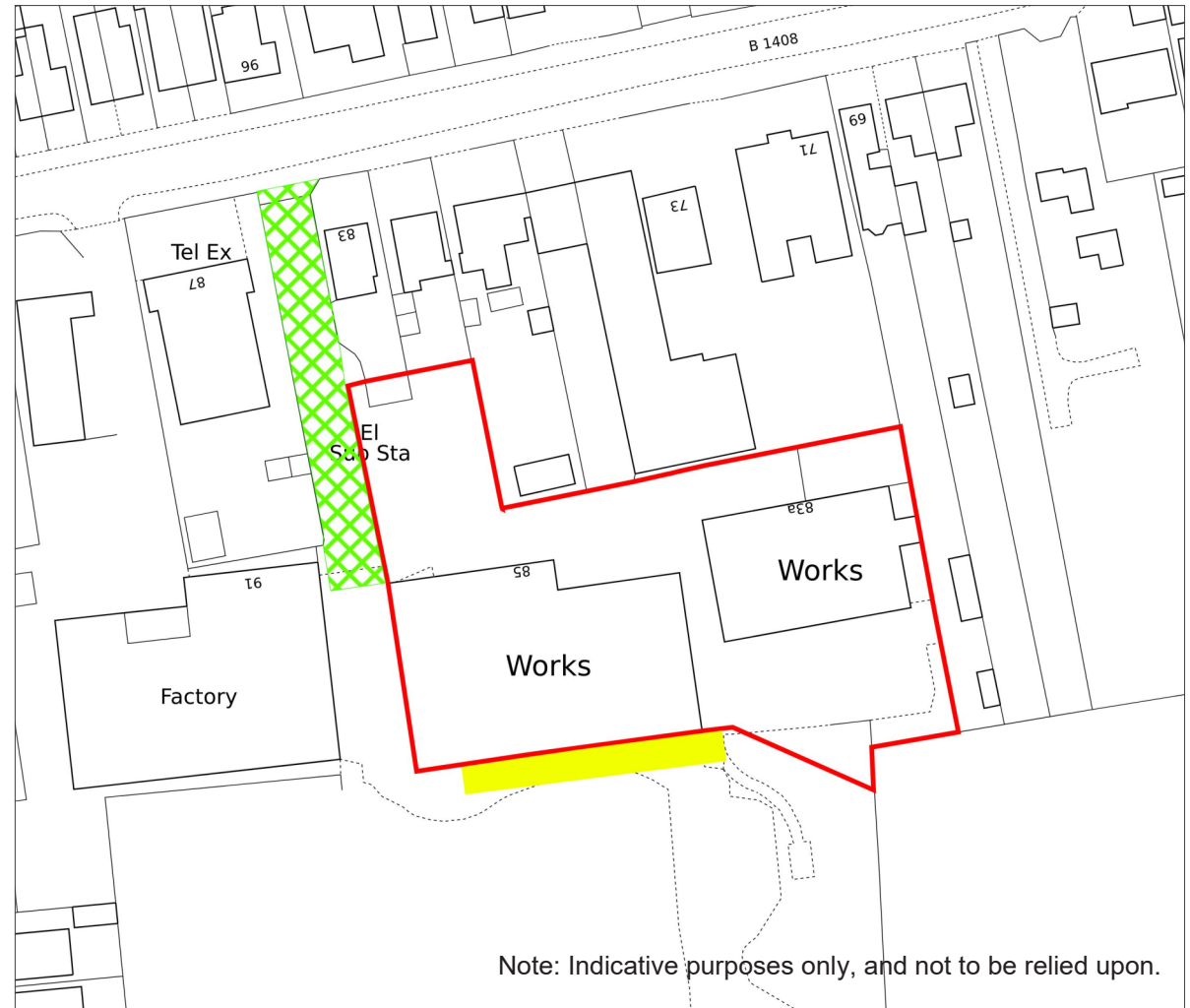
Viewings Strictly By Appointment
Via Sole Agents:

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Note: Indicative purposes only, and not to be relied upon.

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Date Prepared: 23.06.2023