

2 Dedham Vale Business Centre, Manningtree Road, Dedham, CO7 6BL



## Well Presented Office in a Rural Countryside Setting

- Mixture of Open Plan & Cellular Layout
- Heating / Cooling & Vaulted Ceilings
- W/C & Kitchenette Facilities
- Generous On Site Car Parking
- Easy Access To A12 / A120 Link Roads

To Let  
**£18,500 PA**

**1,368 sq. ft  
(127.1 sq. m)**



- **Most Active Agent Essex** 2019, 2020, 2021 & 2022
- **Most Active Agent Suffolk** 2020 & 2022
- **Dealmaker of the Year Essex** 2019 & 2020
- **Dealmaker of the Year Suffolk** 2020
- **Dealmaker of the Year South East** 2021 & 2022



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# Details

## Location

Dedham Vale Business Centre is a contemporary office development located on the Essex / Suffolk border. Accessed via Manningtree Road / Jupes Hill with easy access to Dedham village centre.

The A12 and A120 are located nearby which provide excellent traffic links.

## Description

The premises consist of a self-contained, ground floor, office with a pitched & insulated roof and timber clad elevations.

The office benefits from; UPVC double glazing with electric security shutters, feature vaulted ceiling, W/C and kitchenette facilities, partial air conditioning (not tested), perimeter trunking with electrical sockets, and bulkhead lighting.

There is provision for between 8-10 car parking spaces provided on site.

## Accommodation

(Approximate net internal measurements)

<b>Office 2</b>	<b>Approx.</b>	<b>1,368 sq ft (127.1 sq m)</b>
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## Terms

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £18,500 per annum (plus VAT).

Alternatively, consideration may be given for offers to purchase the freehold with vacant possession, at a guide price of £285,000 (plus VAT).

We are advised that VAT is applicable.

## Service Charge

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas, and the septic tank.

The approx. cost for the current year £2,524.

## Buildings Insurance

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. The approx. cost for the current year is £296.

The tenant is to be responsible for their own contents insurance.

## Business Rates

We have been informed that as of 1st April 2023, the rateable value is £20,250. We estimate rates payable are therefore likely to be in the region of £10,360.

We recommend all parties make their own direct enquiries with the local rating authority.

## Energy Performance Certificate (EPC)

We have been advised that the premises fall within class B (40) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

## VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

## Legal Costs

A deposit of £1,250 plus VAT will be taken upon instructing solicitors, against potential abortive legal fees, to be reimbursed upon lease completion. Otherwise, each party will bear their own legal costs.

## Viewing

Strictly by appointment via sole agents:

**Fenn Wright**

**01206 85 45 45**

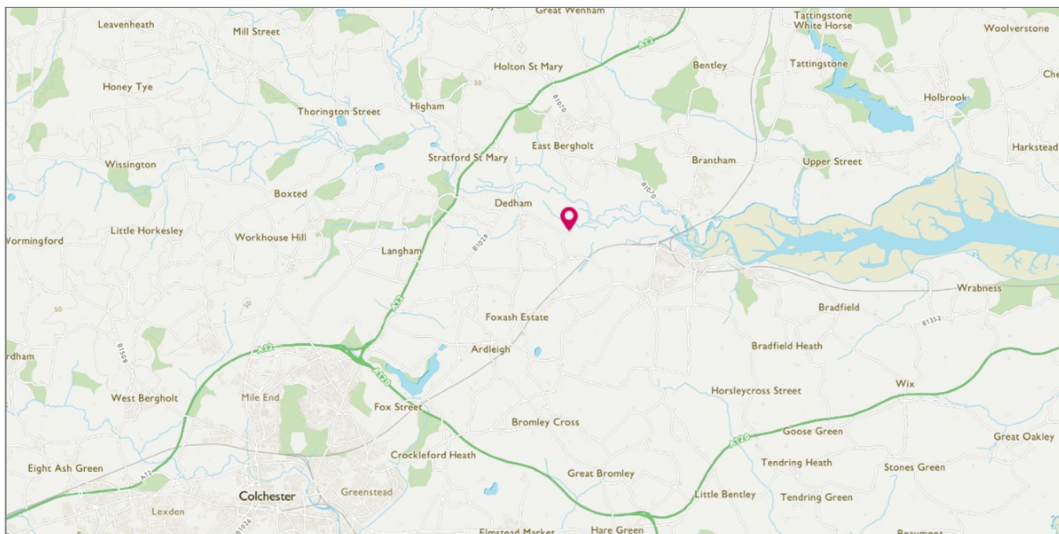
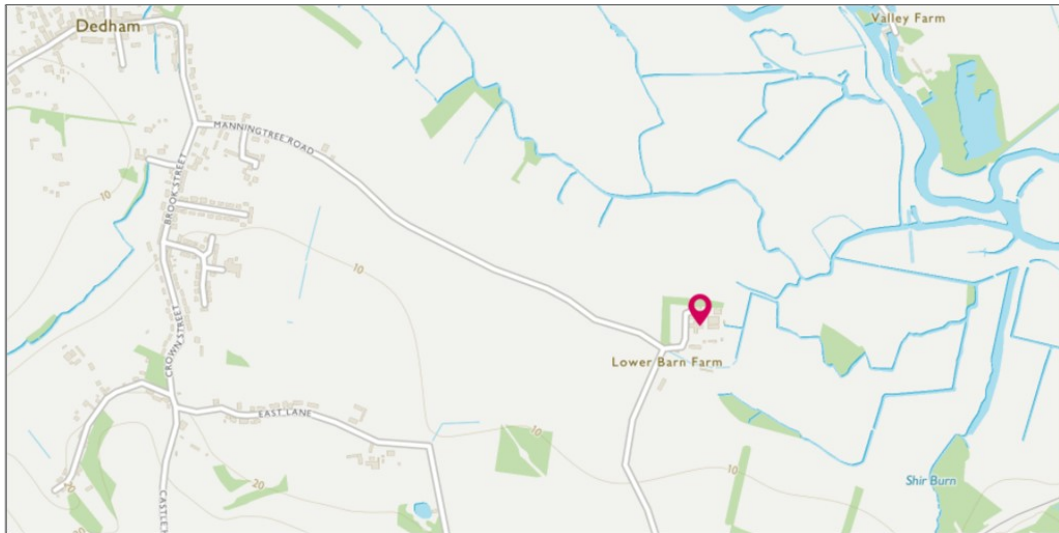
fennwright.co.uk

[colchestercommercial@fennwright.co.uk](mailto:colchestercommercial@fennwright.co.uk)





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For further information

**01206 85 45 45**

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