

11 Broomfield House, Lanswoodpark, Elmstead Market, CO7 7FD



Well Presented Office / Business / Clinical Premises

- Flexible Lease Terms Available
- Open Plan Area With Three Consulting Rooms
- Wash Basin Facilities In Each Room
- Tea Point, Air Conditioning & LED Lighting
- On Site Café
- 6 On Site Car Parking Spaces
- Easy Access to A12 / A120

To Let
£26,000 PA
1,310 sq. ft
(121.7 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

Lanswoodpark is prominently located on Broomfield Road, in a countryside setting, approximately four miles to the East of Colchester and within 2.5 miles of the A120 dual carriageway which provides excellent links to the A12/A14 and national motorway network.

Description

11 Broomfield House is located on the ground floor, and benefits from 2 private entrances leading to the main open plan reception / office space, with three separate consulting rooms each with its own wash basin facility.

The office benefits from a high specification to include; LED lighting, CAT5 cabling, air sourced heat pumps providing heating and comfort cooling, high speed broadband, W/C's and tea point facility.

Externally, there are 6 allocated car parking spaces, with additional visitor spaces on site. There is also an on-site café available for use by the occupiers.

Accommodation

(Approximate net internal measurements)

Total	Approx.	1,310 sq ft	(121.7 sq m)
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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 £26,000 per annum.

Flexible lease terms are available (minimum lease term 12 months).

We are advised that VAT is applicable.

Fully serviced options are also available, which include costs associated with the service charge, electricity, broadband & A/C maintenance. Terms available upon request.

Service Charge

A service charge is applicable to cover; maintenance and upkeep of the communal areas, exterior lighting, security, car park and landscaping. Approx. cost for the current year £4,500 per annum (plus VAT).

Business Rates

We have been informed that the rateable value, effective 1st April 2023, is £16,750. We therefore estimate rates payable are likely to be in the region of £8,360.

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

Energy Performance Certificate (EPC)

We have been advised that the premises fall within class B (28) of the energy performance assessment scale.

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

Planning

We have been advised that the development benefits from consent for B1/B8 (business/storage), A1 (retail/showroom) and D1 (medical/healthcare) - as per The Town and Country Planning (Use Classes) Order 1987.

Interested parties are advised to make their own enquiries direct with Tendring District Council 01255 686868.

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.

Viewing

Strictly by appointment via sole agents:

Fenn Wright

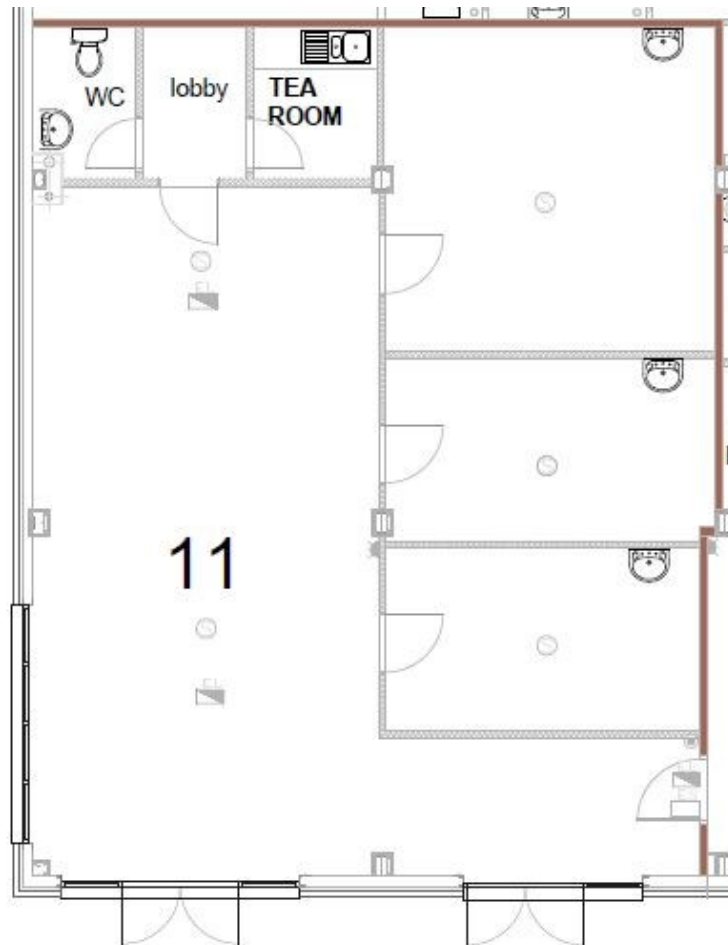
01206 85 45 45

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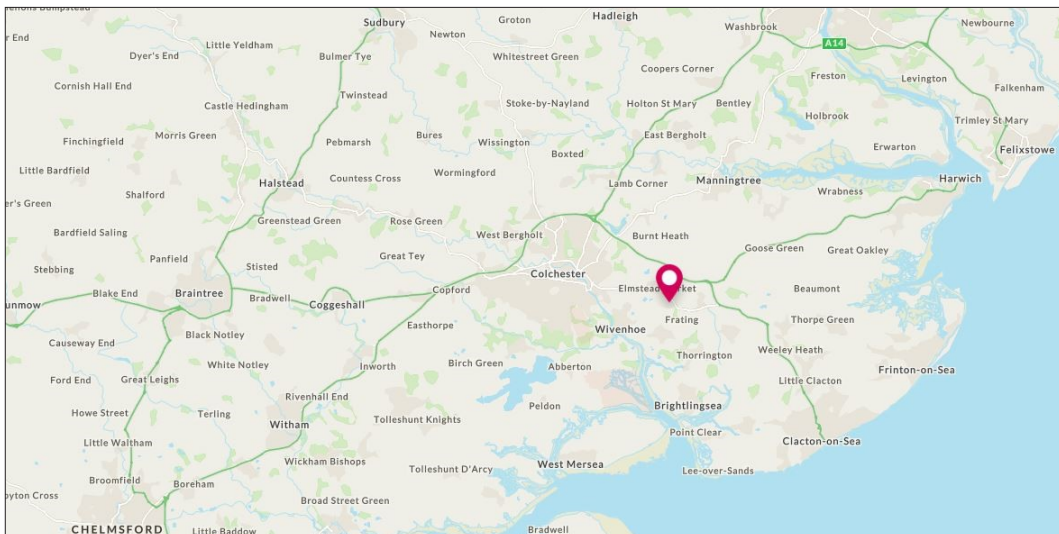
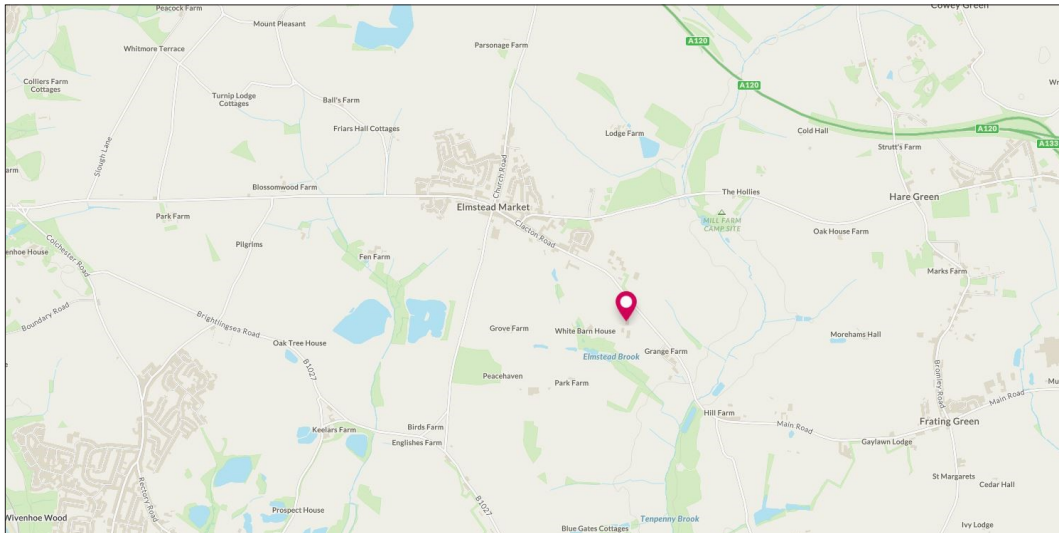
colchestercommercial@fennwright.co.uk



Ground Floor - Broomfield House



Note: floor plan provided for indicative purposes only. Not to scale nor to be relied upon. Available office outlined in red.



For further information

01206 85 45 45

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