

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



High Quality, Self-Contained Office Building

- Flexible Lease Terms Available
- Two Storey Office Building Available May 2024
- Air Conditioning & LED Lighting
- Two W/C's & Tea Point Facilities
- Easy A12 / A120 Access
- Four On Site Car Parking Spaces

To Let
£18,950 PA

1,005 sq. ft
(93.4 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/A114 and national motorway network.

Description

The office accommodation is self-contained and arranged over two floors. There is a large open plan office on the ground floor with a separate tea point and accessible W/C to the rear. The first floor is predominantly open plan, with a glass partitioned meeting room, storage area and a single W/C.

The specification includes LVT flooring, suspended ceilings with recessed LED lighting, perimeter trucking for power and network cabling and wall mounted heating / cooling units (not tested).

There are four allocated car parking spaces plus shared visitor spaces available on site.

Accommodation

Ground Floor	Approx.	471 sq ft	(43.8 sq m)
First Floor	Approx.	534 sq ft	(49.6 sq m)
Total	Approx.	1,005 sq ft	(93.4 sq m)

(Approximate net internal measurements)

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 £18,950 per annum. Rent is payable quarterly in advance.

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

We are advised that VAT is applicable.

Service Charge / Buildings Insurance

A service charge is applicable to cover; buildings insurance, maintenance of the estate communal areas, landscaping, lighting, CCTV and car parking areas. Full details available upon request.

The approx. cost for the current year £2,600 plus VAT.

Business Rates

We have been informed that the rateable value is £16,750. We estimate that the rates payable are therefore likely to be in the region of £8,360 per annum.

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 the premises fall within class B (43) 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

Each party will bear their own legal costs.

Viewing

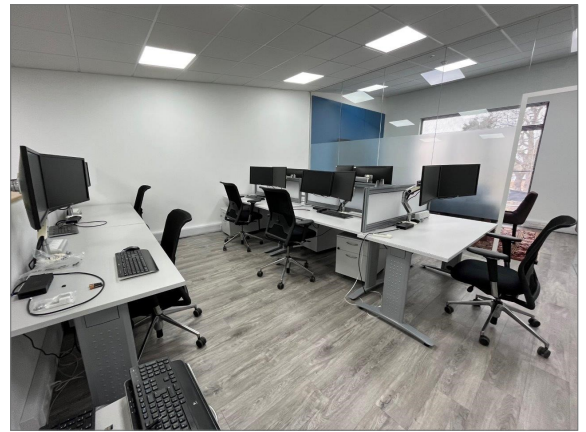
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Fenn Wright

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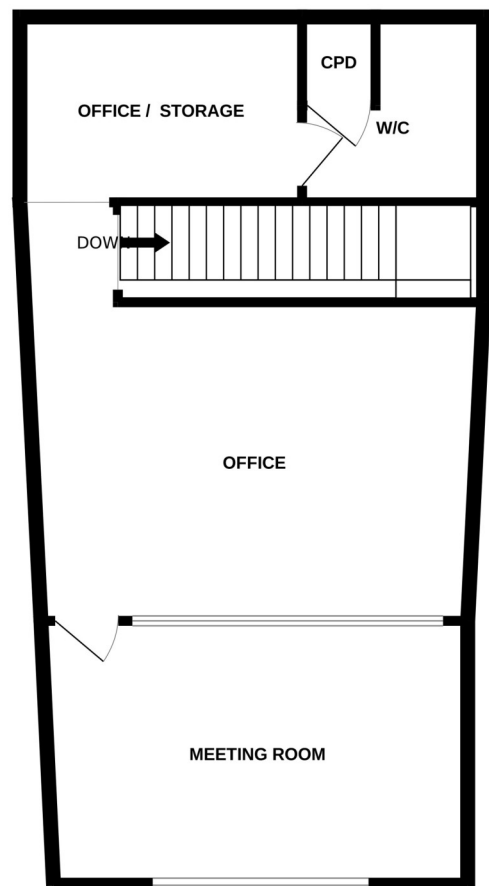
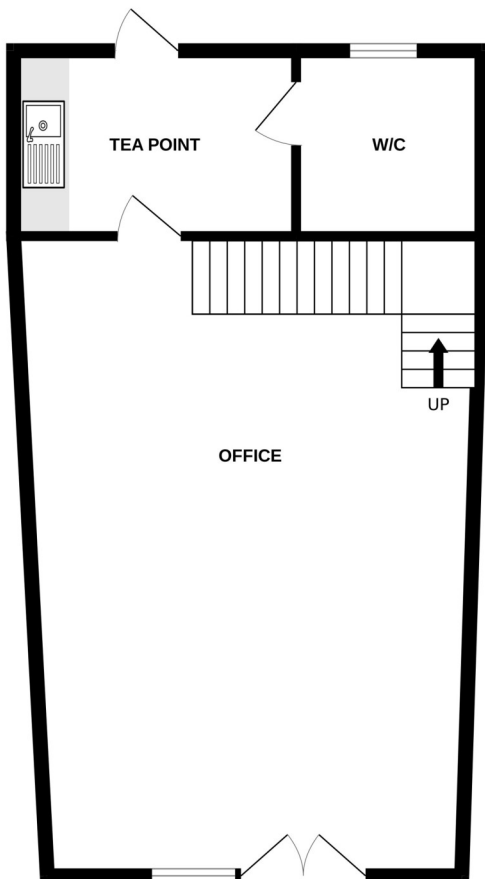
fennwright.co.uk

colchestercommercial@fennwright.co.uk

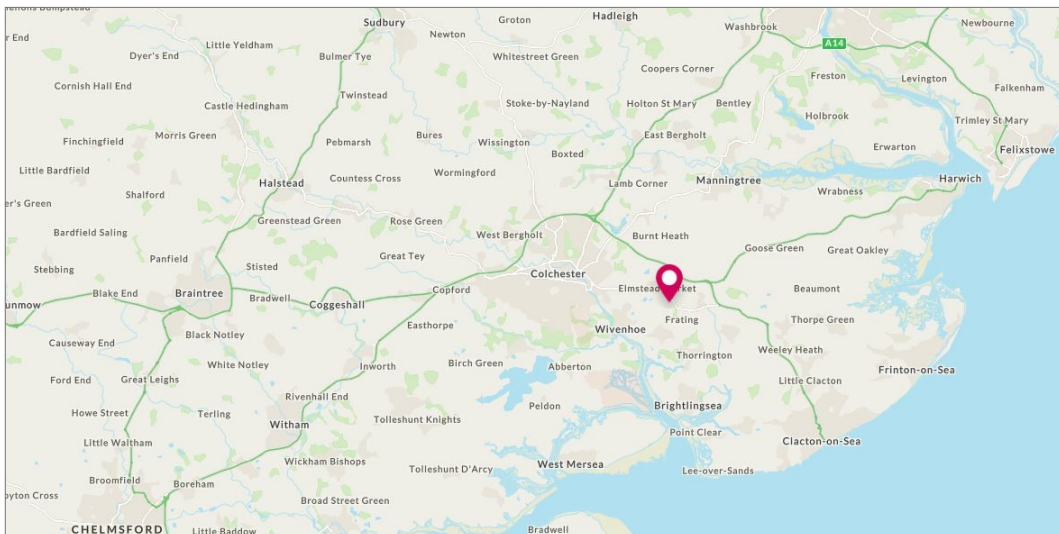
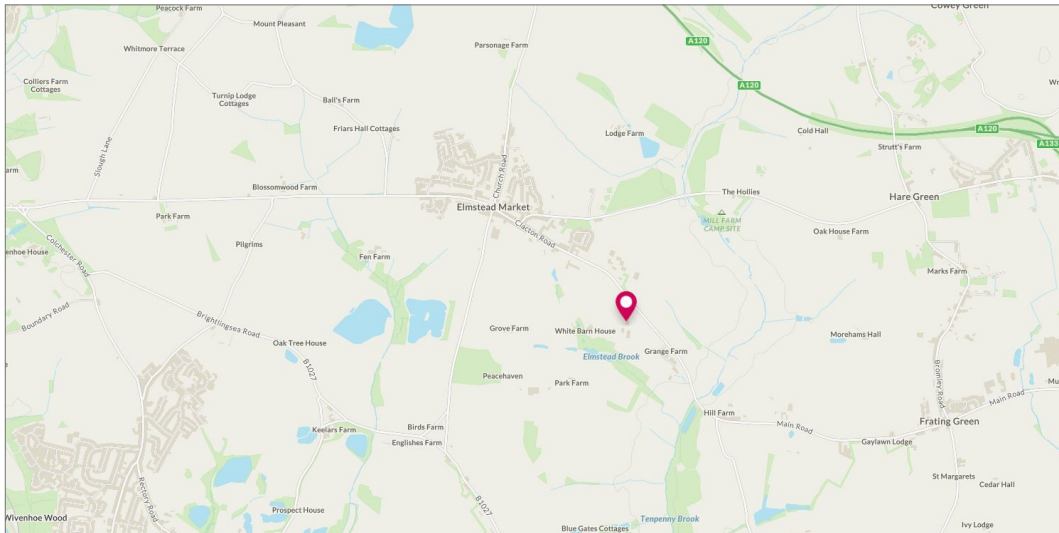


GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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For further information

01206 85 45 45

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