

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



Well Presented Two Storey Office Building

- ***6 MONTH RENT FREE PERIOD AVAILABLE***
(subject to eligibility - further details under 'Terms' on page 2)
- Air Conditioning & LED Lighting
- Meeting Rooms, Two W/C's & Tea Point Facilities
- Popular & Established Business Park Location
- Easy A12 / A120 Access
- Eight On Site Car Parking Spaces

To Let
£39,995 PA

2,114 sq. ft
(196.4 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**



RICS

the mark of
property
professionalism
worldwide

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. The ground floor consists of an open plan space, with a separate office / store to the front of the building, and an additional office / meeting room space to the rear which also benefits from a tea point facility.

Stairs lead to the first floor which comprises predominantly open plan space, with tea point and W/C facility, and also benefits from a meeting room. There is an accessible W/C on the ground floor.

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 eight allocated car parking spaces plus shared visitor spaces available on site.

Accommodation

(Approximate net internal measurements)

Ground Floor	Approx.	978 sq ft	(90.9 sq m)
First Floor	Approx.	1,136 sq ft	(105.5 sq m)
Total	Approx.	2,114 sq ft	(196.4 sq m)

Terms

The premises are available to let on a new full repairing and insuring lease, on a lease term of five years (incorporating an option to break at the end of the third year), at a rent of £39,995 per annum. Rent is payable quarterly in advance, and we are advised that VAT is applicable.

As a new letting incentive for prospective tenants, the landlords will grant a 6 month rent free period, to be reflected as 3 months at the end of the third year and a further 3 months at the end of the fifth year, provided the tenants do not execute the break clause.

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 £5,500 plus VAT.

Business Rates

We have been informed that the rateable value is currently split between the ground & first floors.

The ground floor has an RV of £17,500, and the first floor an RV of £18,750. We estimate that the rates payable are therefore likely to be in the region of £18,100 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 (26) 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

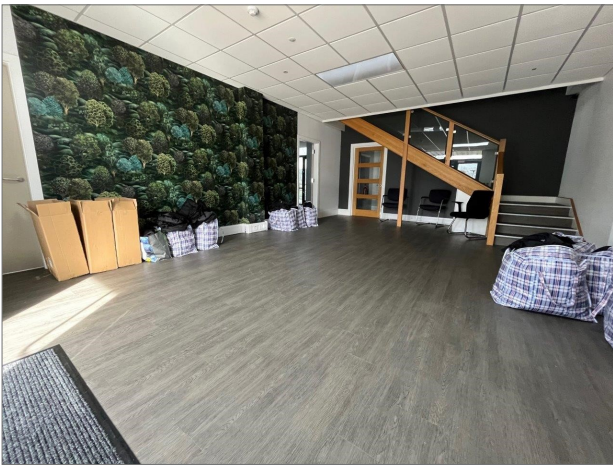
Strictly by appointment via sole agents:

Fenn Wright

01206 85 45 45

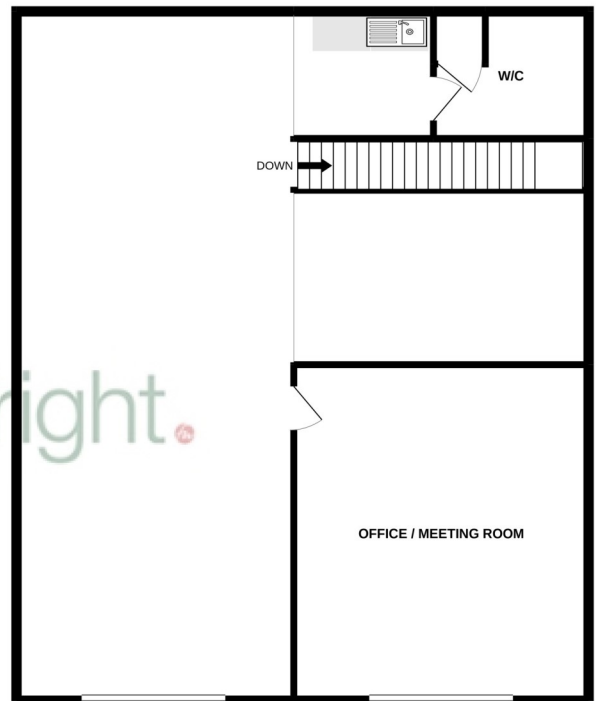
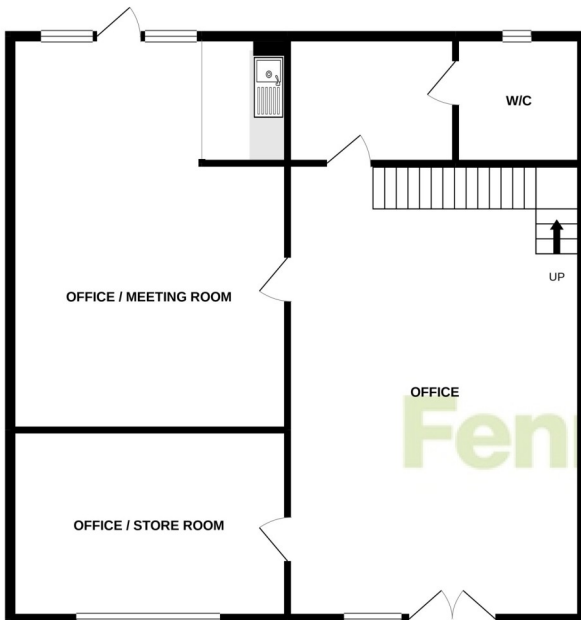
fennwright.co.uk

colchestercommercial@fennwright.co.uk

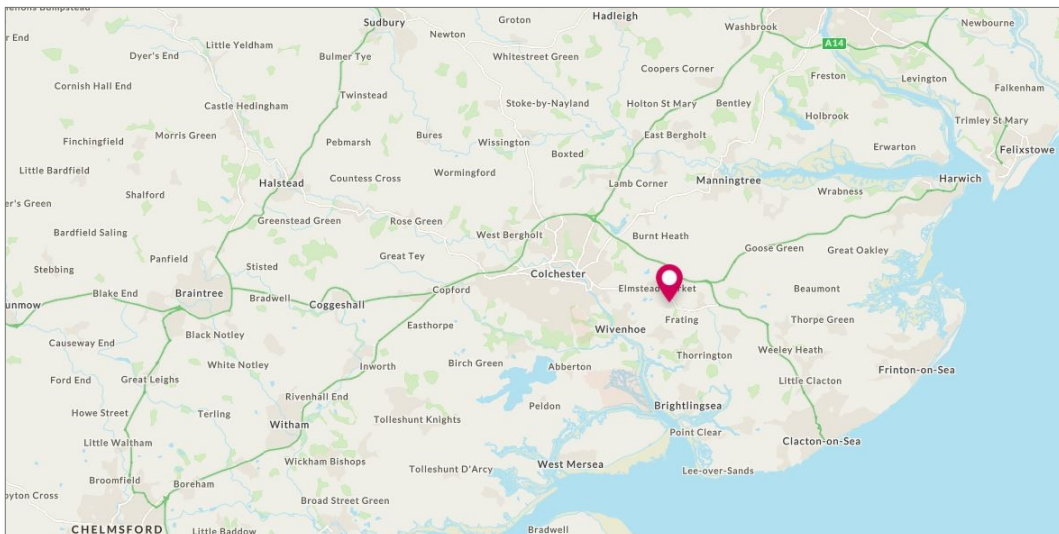
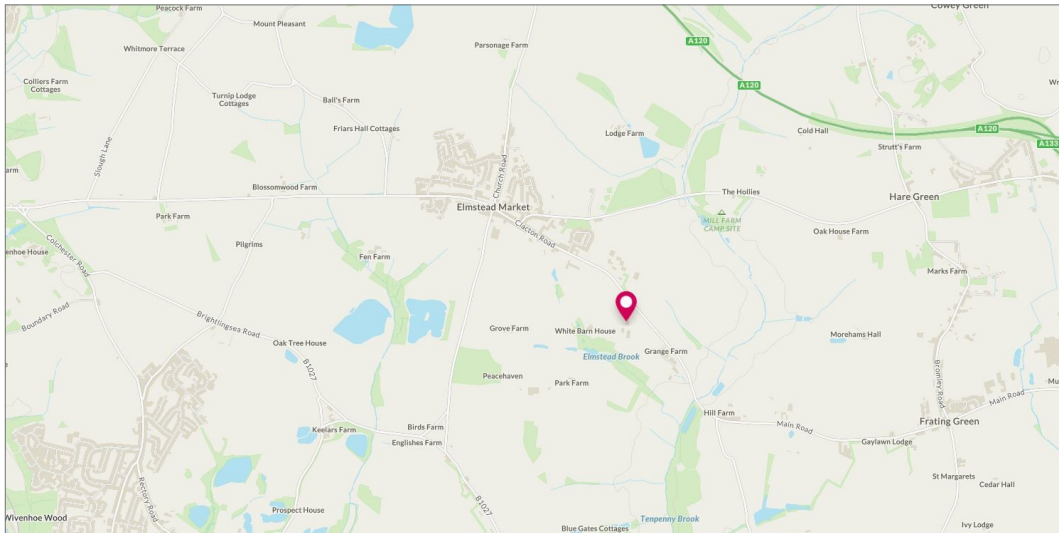


GROUND FLOOR

1ST FLOOR



Floor Plans are indicative only and not to scale and not to be relied upon.



For further information

01206 85 45 45

fennwright.co.uk

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are given notice that:

- 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, dimensions, 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.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex CO3 8RQ. A list of members is open to inspection at our offices.

