

11 Crusader Business Park, Clacton on Sea, Essex, CO15 4TN



## Well Presented Office Suite With On Site Car Parking

- Ground Floor Self Contained Office
- Prominent Location Fronting Thorpe Road & Stephenson Road
- Predominantly Open Plan With Separate Office / Reception
- 3 Allocated Car Parking Spaces Plus Visitor Spaces
- Established Business Location

To Let  
**£11,500 PA**

**835 sq. ft  
(77.6 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

Crusader Business Park is prominently situated adjoining the Oakwood roundabout which links Stephenson Road West with Thorpe Road. This roundabout forms a gateway into Clacton's principal industrial area and provides a direct link along Centenary Way to the new A133 link road providing access to Colchester and the A12 trunk road.

Clacton on Sea has a resident population in the region of 50,000 people which increases significantly in the summer season. Colchester is 15 miles to the north west and there are regular rail services direct from Clacton to London's Liverpool Street Station.

## Description

The office accommodation is situated on the ground floor accessed via a private entrance lobby (fronting Thorpe Road), or a separate entrance accessed via the car park (access via Stephenson Road). The office is self-contained and has been recently refurbished to a high standard to provide predominantly open plan accommodation, with separate office / store area and reception.

The office benefits from good levels of natural light, suspended ceilings with (part-automatic) LED lighting, central heating, part-electric door entry system, and W/C facilities.

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

## Accommodation

(Approximate net internal measurements)

<b>Total</b>	<b>Approx.</b>	<b>835 sq ft</b>	<b>(77.64 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 £11,500 per annum plus VAT.

## Service Charge

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas. The approx. cost for the current year is £929 plus VAT.

## Buildings Insurance

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant. The approx. cost for the current year is £436 plus VAT.

## Business Rates

We have been informed that the rateable value is be £8,600.

For rateable values below £12,000, 100% small business rate relief may be available, subject to eligibility.

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 D (84) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

## VAT

The property is elected to VAT. Prospective tenants should therefore be aware that VAT will be payable at the prevailing rate on the rent and service charge.

## Legal Costs

Each party will bear their own legal costs.

## Viewing

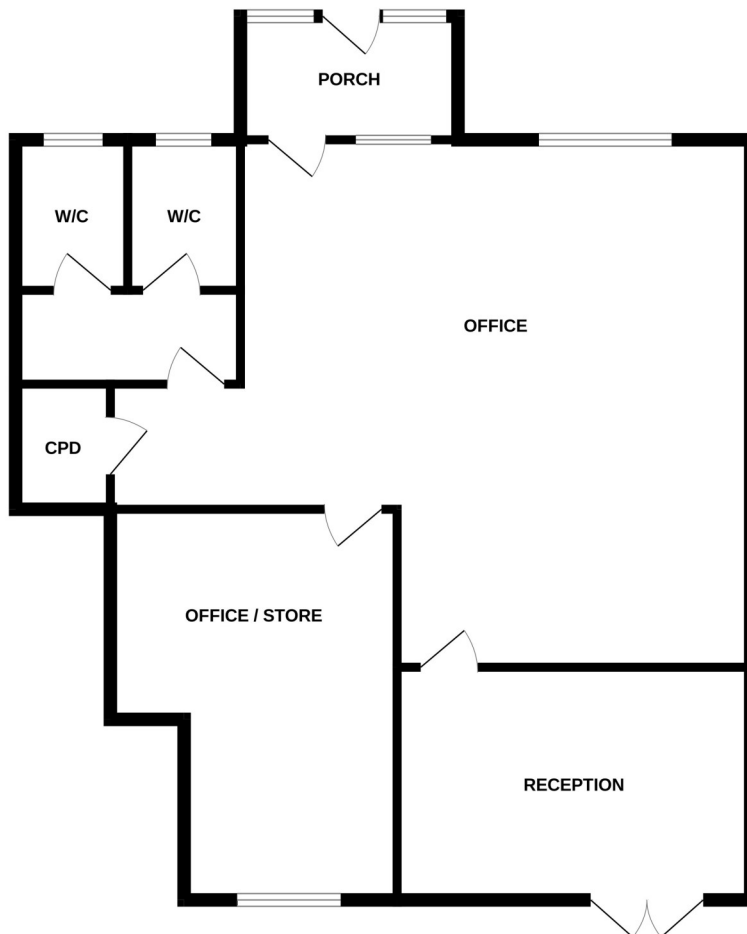
Strictly by appointment via sole agents:

## Fenn Wright

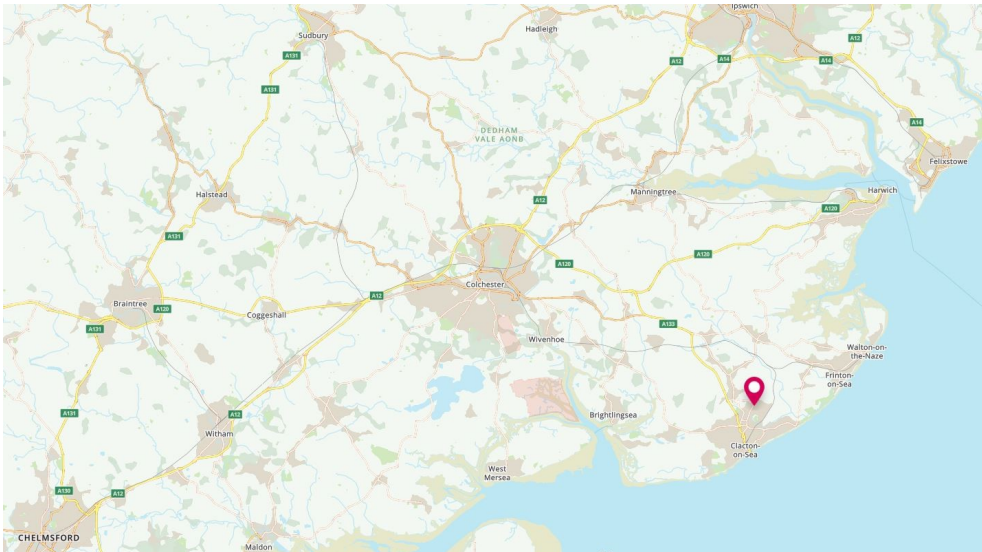
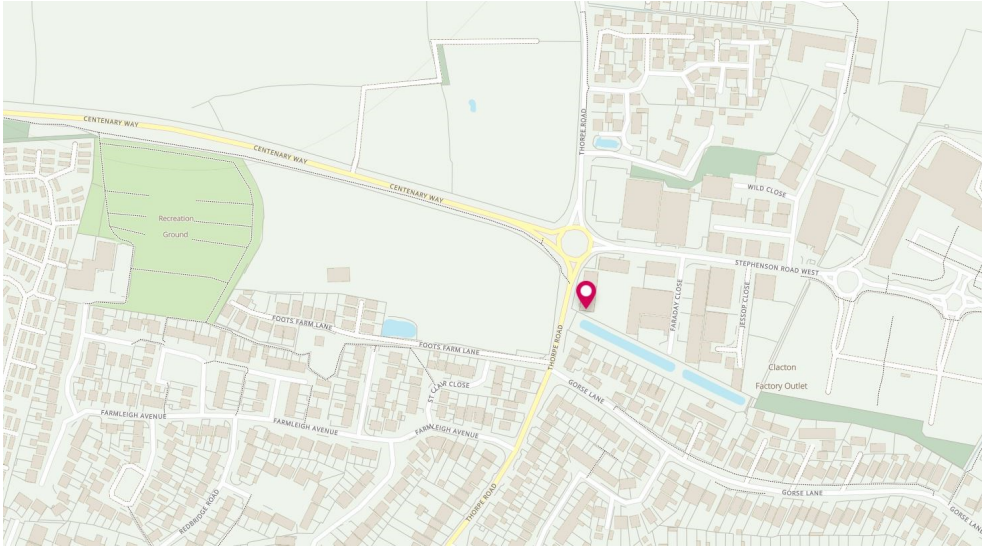
**01206 85 45 45**

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For further information

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