



AVAILABLE TO LET

Air Conditioned Ground Floor Offices With Car Parking

Media House, 3 Threshelfords Business
Park, Feering, CO5 9SE

RENT

From £15,000
per annum

AVAILABLE AREA

1,644 sq ft
[152.7 sq m]

IN BRIEF

- » Situated In An Established & Landscaped Setting
- » Flexible Office Layout With A Large Meeting Room
- » Heating / Cooling & Kitchenette Facilities
- » Well Presented & Carpeted
- » Five Allocated On Site Car Parking Spaces
- » Twenty On Site Visitor Parking Spaces
- » Well Located Close To The A12

LOCATION

Threshelfords Business Park, with easy access to the A12 Trunk road, is well established and home to over 20 successful businesses in well landscaped grounds. Approx. 1.5 miles from Kelvedon Railway Station (London Liverpool Street approx. 40 minutes). Chelmsford is approx. 10 miles to the South West and Colchester 10 miles to the North East.

DESCRIPTION

Media House is split in to two suites with the first floor office already occupied by accountants, Laker Goodwin Jones.

The available high quality ground floor office is accessed via an impressive vaulted and fully glazed shared entrance hall. The space provides a mixture of partitioned offices / meetings rooms, an open plan area, a large training / board room, a separate kitchenette facility, store room, two WC's, and a shower.

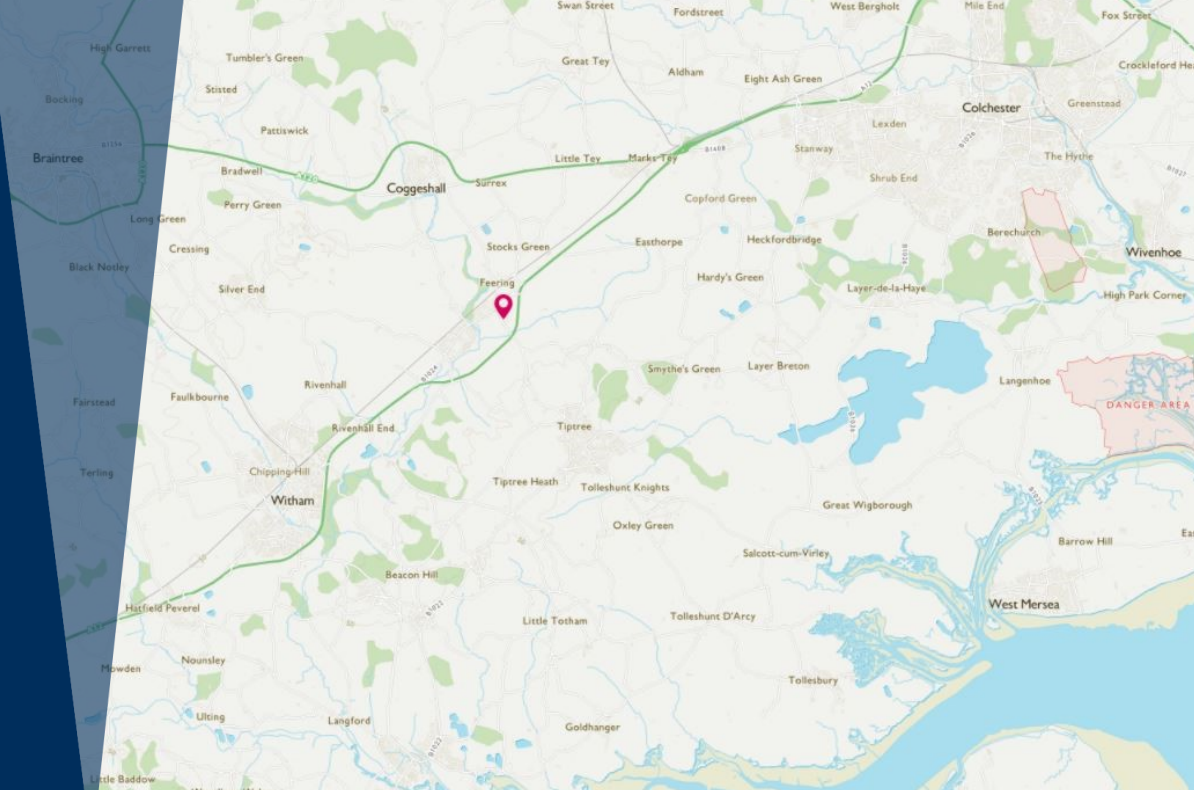
The specification includes wall mounted air-conditioning units, LED lighting, carpeting, part glazed partitioning (removable) perimeter trunking with power and data.

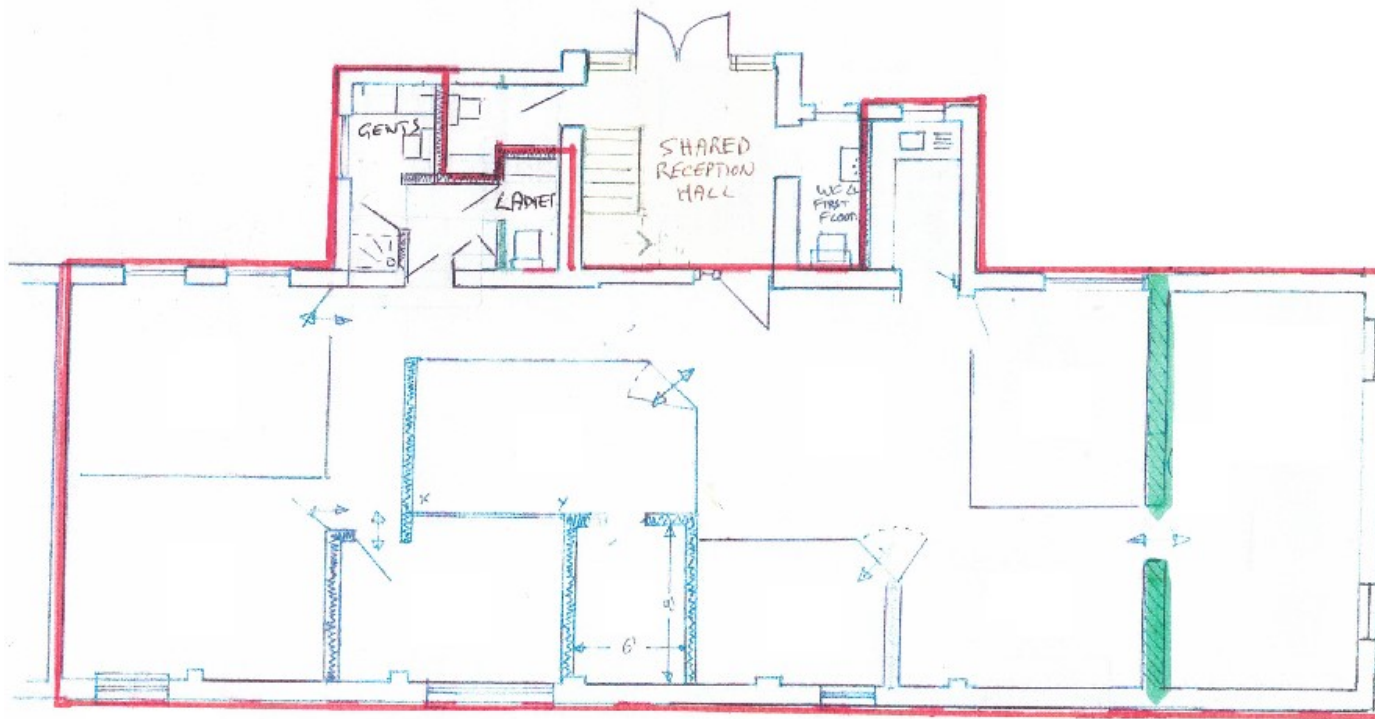
Externally the offices front a large, landscaped parking Courtyard with central seating areas, five allocated car parking spaces and twenty visitor spaces shared with the other four buildings fronting the Courtyard. A feature of the estate are the mature

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Total: 1,644 sq ft [152.7 sq m] approx.





TERMS

The premises are available to let on a new internal repairing and insuring lease at an initial phased rent of *£15,000 year one, *£18,000 year two, and £20,000 per annum thereafter plus VAT.

*The phased rent incentive is available subject to a minimum unbroken lease term of three years.

SERVICE CHARGE

A service charge includes buildings insurance costs, water and sewerage rates, fire alarm & emergency lighting testing and certification.

All external maintenance of the building, external window cleaning, maintenance of the Estate communal areas, landscaping, lighting and car parking areas.

The cost is £4,200 plus VAT for the current year.

BUSINESS RATES

We are advised that the premises are currently assessed with a rateable value of £21,500.

Therefore rates payable approx. £10,730.

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 (34) of the energy performance assessment scale.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989.

LEGAL COSTS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identify prior to the instruction of solicitors.

FLOOR PLAN

The floor plan provided above is for indicative purposes only and is not to be relied upon.

Subject to lease terms the configuration can be altered to suit an incoming tenants requirements.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

Fenn Wright
882 The Crescent
Colchester Business Park
Colchester
Essex CO4 9YQ

Contact:
T: 01206 854545
E: colchestercommercial@fennwright.co.uk

fennwright.co.uk
01206 854545



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give 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 LLP 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 LLP 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.

OS licence no: TT000311015

Particulars created 08 July 2024

