

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



Two Storey Office Building With Car Parking

- Ground Floor Vacant, First Floor Let & Income Producing But Potentially Vacant*
- Ideal For An Owner Occupier Or An Investor
- Heating / Cooling & Kitchenette Facilities
- Eleven Allocated On Site Car Parking Spaces
- Twenty On Site Communal Visitor Parking Spaces
- Well Located Close To The A12

For Sale
£585,000

3,242 sq. ft
(301.2 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

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 occupied by accountants, Laker Goodwin Jones.

The vacant, and well presented, 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 trees and planted areas, a central duck pond and further grassed areas for lunchtime picnics.

Accommodation

(Approximate net internal measurements)

Ground	Approx.	1,644 sq ft	152.7 sq m
First	Approx.	1,598 sq ft	148.5 sq m
Total	Approx.	3,242 sq ft	(301.2 sq m)

Terms

The premises are available For Sale at a guide price of £585,000 plus VAT.

The premises are held on the remainder of 999 year ground lease, from 1989, at a peppercorn rent.

*Vacant possession of the suite could potentially be available if required. The premises are to be sold with the benefit of the first floor tenant. The suite is let on a ten year lease to Laker Goodwin Jones Accountants, from 01/12/2022 to expire 30/11/2032, with a tenant/landlord break 01/12/2027, at a current passing rent of £20,000 per annum. A copy of the lease is available upon request.

Service Charge

A service charge of £2,700 plus VAT, for the current year, is levied by the Estate Freeholders to cover the cost of grounds/landscape and road/car park maintenance.

Business Rates

We are advised that the ground floor of the premises are currently assessed with a rateable value of £21,500 and the first floor suite of £21,450.

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

Each party will bear their own legal costs.

Viewing

Strictly by appointment via sole agents:

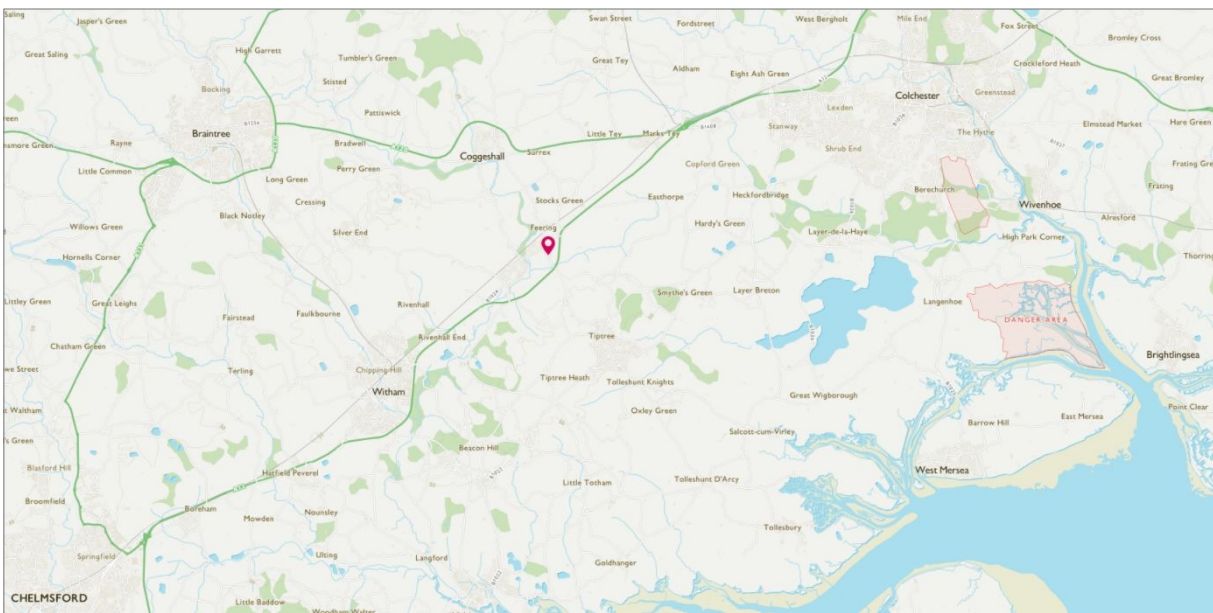
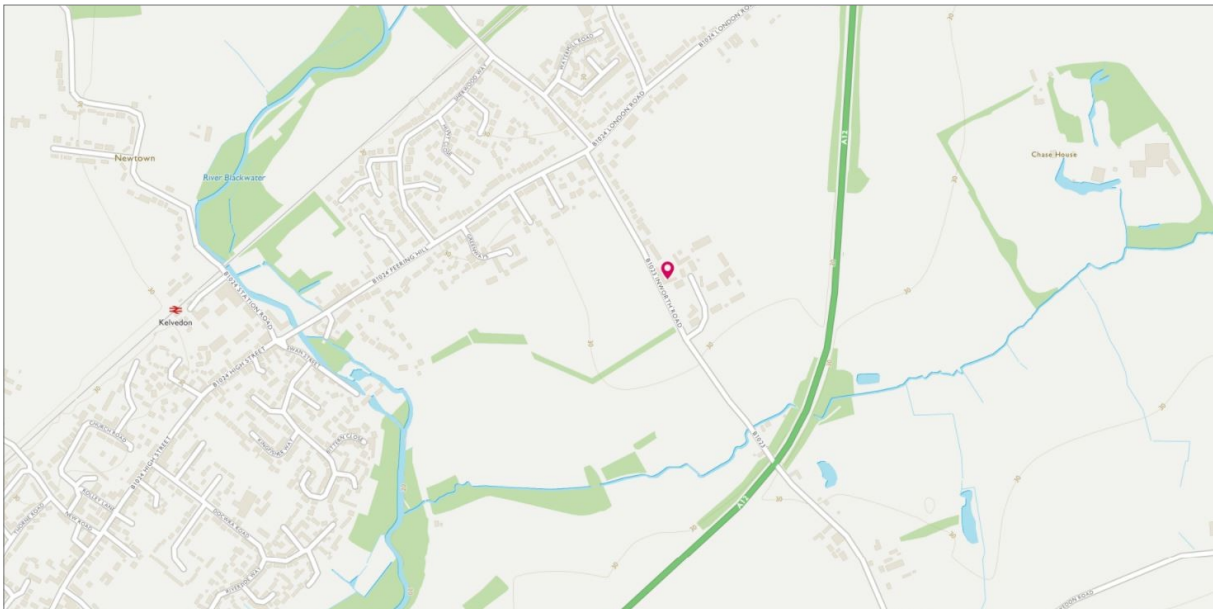
Fenn Wright

01206 85 45 45

fennwright.co.uk

colchestercommercial@fennwright.co.uk





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.

