

2 Oak House, Crown Lane South, Ardleigh, Essex, CO7 7PL



## High Quality Office With On Site Car Parking

- Built in 2015 to a High Standard
- Very Well Presented with Heating & Cooling
- Open Plan Layout With Mezzanine Level
- Five Allocated Car Parking Spaces
- Extra Parking Possible
- W/C & Kitchenette Facilities
- Countryside Setting

To Let  
**£17,300 PA**

**798 sq. ft  
(74.5 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

The office is situated approximately 4 miles to the North East of Colchester City Centre, and accessed via the A137 John De Bois Hill / Colchester Road.

Good access is available to the inner ring road system which links directly to the A12/A120 providing easy access to Stanstead Airport and the East Coast ports of Harwich and Felixstowe. Colchester main line railway station (London Liverpool Street approx. 55 mins) is approximately 4 miles distant.

## Description

Very well presented self contained two storey office which benefits from a high specification to include; heating and cooling, CAT5 cabling, lighting, fire alarm, intruder alarm, carpeting, vaulted ceiling, kitchenette area and accessible W/C facilities.

There are five allocated car parking spaces provided on site within the landscaped grounds. An additional two spaces are available if required, terms available upon request.

## Accommodation

(Approximate net internal measurements)

<b>Total</b>	<b>Approx. 798 sq ft (74.5 sq m)</b>
--------------	--------------------------------------

## 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 £17,300 per annum.

We are advised that VAT is applicable.

## Service Charge

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, parking areas & lighting, refuse collection, sewage, and exterior decoration.

The approx. cost for the current year £650 plus VAT.

## Buildings Insurance

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

The approx. cost for the current year is £110 plus VAT.

## Business Rates

We have been informed that the rateable value is £12,250.

For rateable values between £12,000 - £15,000, concessionary 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 B (27) 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

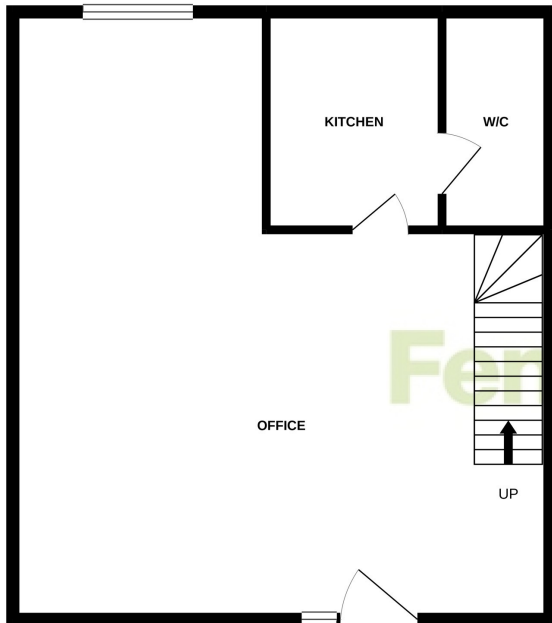
[colchestercommercial@fennwright.co.uk](mailto:colchestercommercial@fennwright.co.uk)





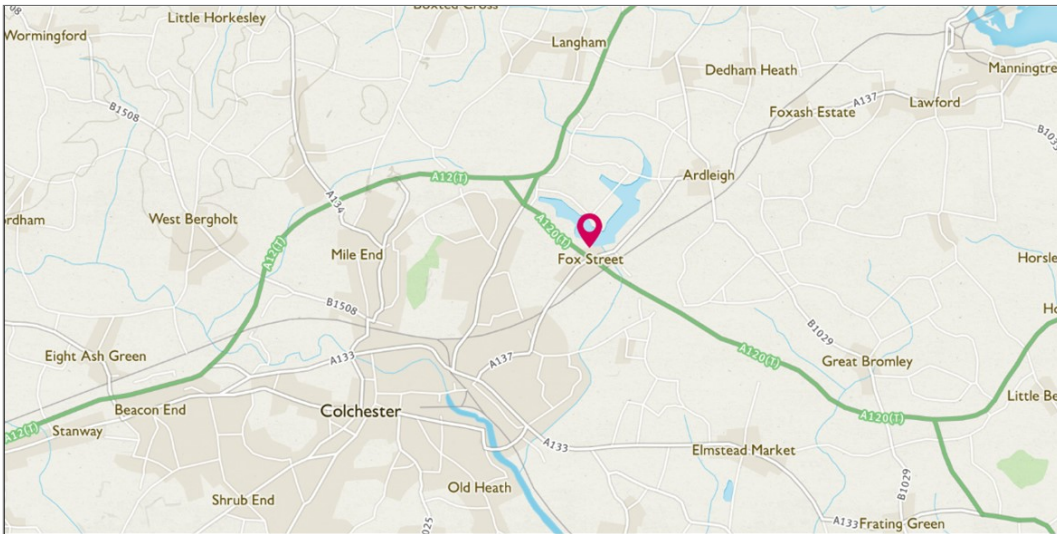
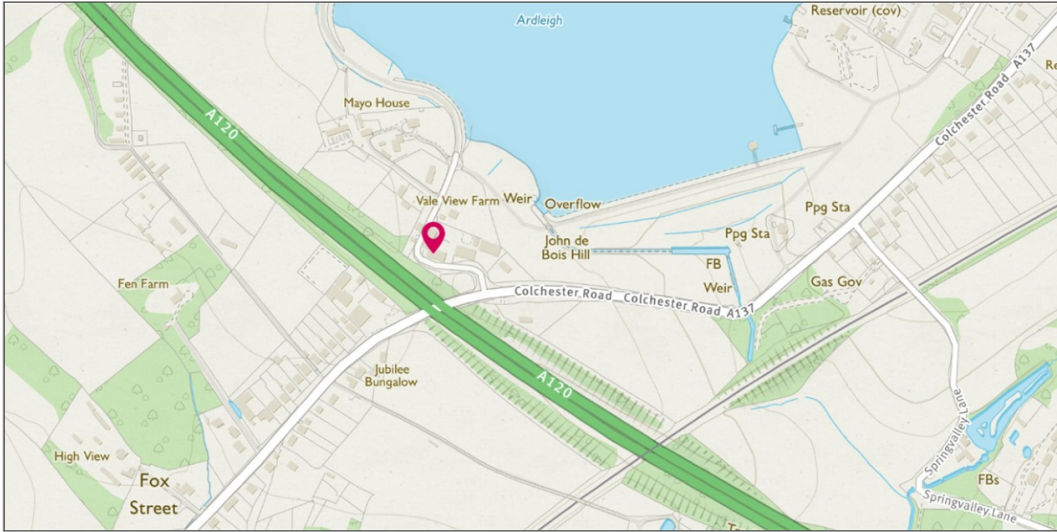
GROUND FLOOR

1ST FLOOR



FernWright.

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.  
 Made with Metropix ©2024



For further information

**01206 85 45 45**

[fennwright.co.uk](http://fennwright.co.uk)

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 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.

