



# LODGE PARK

FennWright



## AVAILABLE TO LET

Two Prestigious New Office Buildings

Phase 3, Lodge Park, Lodge Lane,  
Langham, Colchester, Essex, CO4 5NE

## RENT

Upon Application

## AVAILABLE AREA

From 7,200 to 11,100 sq ft  
[668.9 to 1,031.2 sq m]

## IN BRIEF

- » Available Q1 2026
- » To Let On New Leases, Terms To Be Agreed
- » Target EPC rating 'A'
- » Flexible Open Plan Accommodation
- » LED Lighting & Raised Access Floors
- » Heat Pump AC / Heating
- » Workplace Wellbeing Office Design
- » A Tranquil Parkland Setting
- » Generous Car Parking With EV Chargers
- » Easy A12 / A120 Access

## LOCATION

Lodge Park is located in an idyllic semi-rural business park overlooking the surrounding countryside, yet just two miles from the A12 dual carriageway providing excellent road access to the national motorway network. Colchester main line train station is approximately six miles distant, providing access to London's Liverpool Street Station with a journey time of approximately 55 minutes.

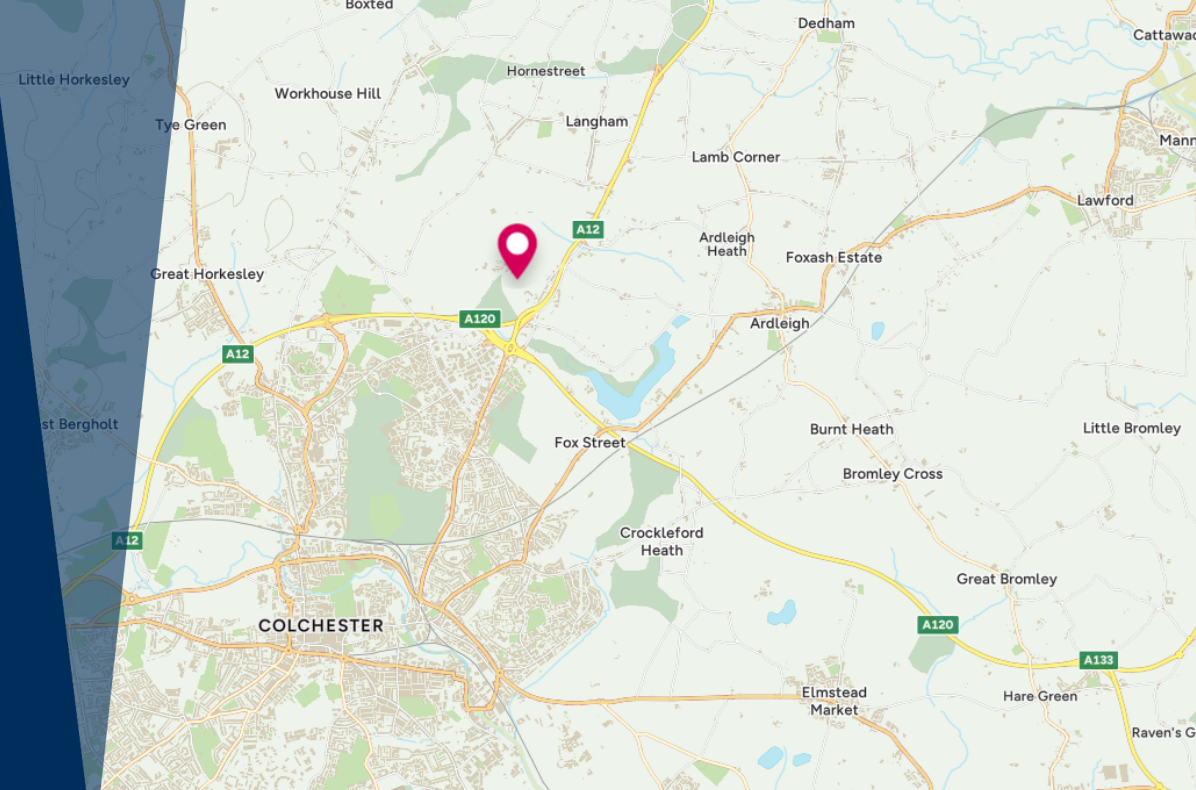
### [Visit - Lodge Park](#)

## DESCRIPTION

Phase three consists of two new three storey self contained office buildings called The Grange and The Croft. The specification will be to an extremely high standard, including full access raised floors, lifts, heat pump heating and cooling, tea stations, kitchens, WCs, and shower facilities. The offices have been designed to promote employee well-being, with large windows allowing ample natural light, a spacious social and culinary space and a private fitness centre. Each office benefits from a prestigious reception with numerous fit-out options of the open plans spaces to meet tenant requirements and branding.

The buildings are fully DDA compliant with generous on-site car parking set in a landscaped environment with EV charging points to meet tenant requirements.

The site is covered by CCTV security cameras and out of hours controlled automatic security gates at the entrance.





## ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Building A - The Grange 11,100 sq ft [1,031 sq m] 84 spaces £POA
- » Building B - The Croft - 1 2,100 sq ft [195 sq m] UNDER OFFER
- » Building B - The Croft - 2 7,200 sq ft [668.9 sq m] 55 spaces £POA
- » Building B - The Croft - 3 2,100sq ft [195 sq m] UNDER OFFER

Note: Additional CGI's, floor plans, and site plans, are available upon request.

## TERMS

The offices are available to be let on new leases, lease length and terms to be agreed.

## SERVICE CHARGE

A service charge will be applicable to cover costs of; drainage, water rates, refuse collection, CCTV and security entrance gates and external grounds maintenance. Approx. budget cost of £3.50 per sq ft for the year 2026.

## BUILDINGS INSURANCE

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

## BUSINESS RATES

We are advised that the offices are yet to be individually assessed. Interested parties are advised to make their own enquiries.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

A full copy of the EPC assessments will be made available upon request upon completion of the build. An EPC rating of 'A' is being targeted.

## VAT

VAT will be applicable on the rent and service charge. All rents and prices are exclusive of VAT under the Finance act 1989.

## ANTI-MONEY LAUNDERING REGULATIONS

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

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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Particulars created 30th May 2024

**Fenn Wright**

