



**AVAILABLE TO LET ON FLEXIBLE TERMS**

Impressive High Quality Serviced & Furnished Office Suites

Lodge Park Business Centre, Lodge Lane,  
Colchester, Essex, CO4 5NE

**RENT**

**SPECIAL OFFER** - from £300  
per desk, per month (all inclusive)

**AVAILABLE AREA**

From approx. 100-600 sq. ft  
1- 8 desk private offices  
1 parking space per desk

## IN BRIEF

- » Available for immediate occupation
- » To let on short-term flexible contract - no lease
- » Monthly price includes all facilities
- » Fully furnished 1 to 8 desk private offices
- » High speed broadband & private Wi-Fi
- » Individual A/C heating and cooling
- » Free refreshments
- » Free meeting rooms
- » Internal and external social / wellbeing spaces
- » Free on-site Technogym™ fitness centre
- » One parking space per desk included + visitor parking

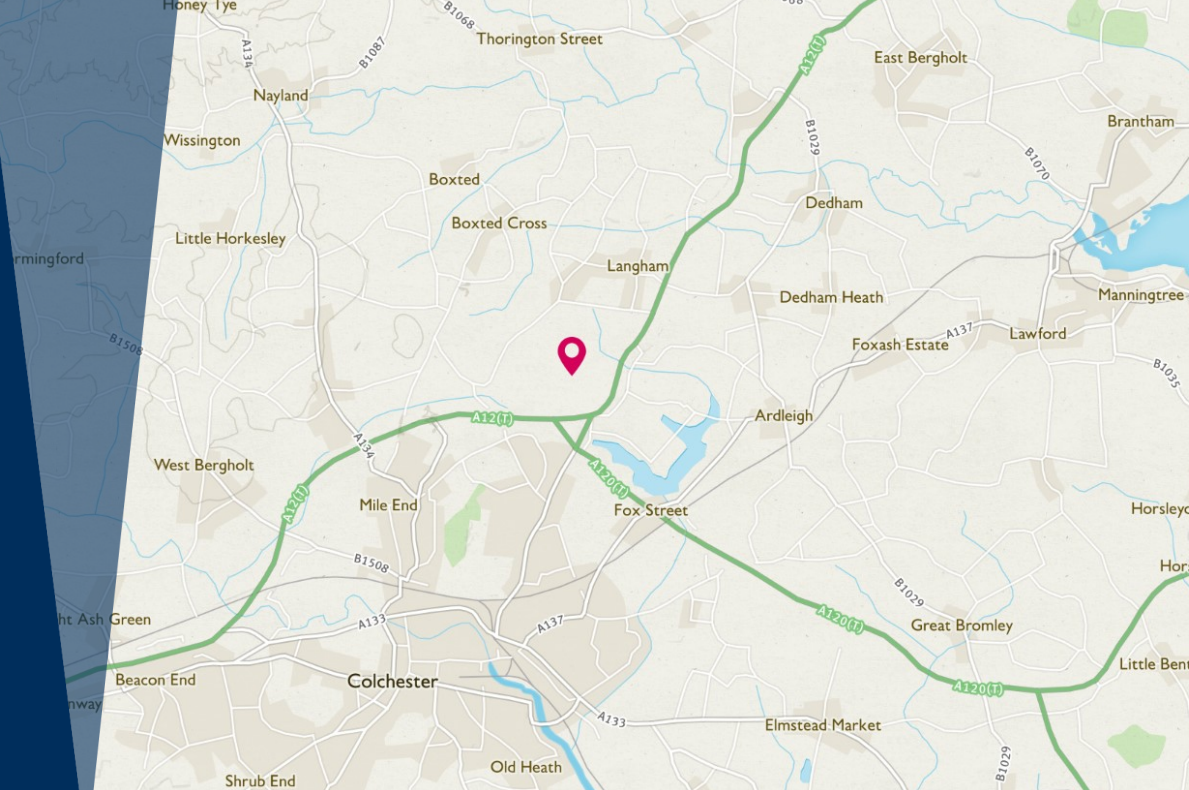
## LOCATION

Lodge Park Business Centre is located in an idyllic semi-rural location overlooking the surrounding countryside, yet just two miles from the A12 / A120 dual carriageway providing excellent road access to the national motorway network and Colchester city centre / train station.

## DESCRIPTION

Lodge Park Business Centre's offices are spacious and well-appointed with modern ergonomic furniture, high-speed broadband, VOIP telephony (if desired) and individually controlled air conditioning/heating. The free-to-use meeting rooms are fully equipped with all the expected technology. Nespresso coffee, Teapigs & Yorkshire tea and Cadbury hot chocolate are available without charge from the immaculate tea stations, as is Brita filtered still and sparkling water. Shared social, culinary and fitness spaces are available to all clients. One parking space is included per desk, plus visitor parking.

The Business Centre has been designed to promote employee well-being and impress clients' visitors with its prestigious facilities and staffed reception.





## ACCOMMODATION

Numerous office sizes are available from 1-8 person. As of Summer 2024, the offices are available at a *special limited period discounted all-inclusive rate* of:

- » 1 to 4 desks:  
**£350 per desk, per month for first 6 months** (then £450 per desk thereafter)
- » 5 to 7 desks:  
**£325 per desk, per month for first 6 months** (then £425 per desk thereafter)
- » 8 or more desks:  
**£300 per desk, per month for first 6 months** (then £400 per desk thereafter)

## TERMS

The offices are available to let on flexible all-inclusive licence agreements (on an “easy-in-easy-out” basis with no legal fees required) for a minimum term of 6 months (and thereafter 2 months rolling notice to leave). Pricing as above. All figures quoted are exclusive of business rates and VAT - we have been advised that VAT is applicable at the standard rate.

**Note: The discounted offer rate is only applicable on new lettings completed before the 1st December 2024.**

## DEPOSIT

A deposit is payable prior to occupation equivalent to one month’s rental for businesses that have been trading for over 12 months. Where businesses have been trading for less than 12 months a deposit equivalent to two month’s rental will be required.

## SERVICES INCLUDED

The licence fee includes: access to inclusive Gigabit broadband connection and a VOIP telephone handset (call charges additional), daily office cleaning, water rates, air conditioning, lighting, electricity, category 5E cabling, reception facilities, post handling, extensive on site car parking, buildings insurance, fire and burglar alarms, buildings and grounds maintenance, and full use of the on site gym.

Other services available on a “pay as you go” basis include: a digital photocopier, printing services and franking machine.

Additionally, the use of on site meetings rooms and a board room is included within the monthly rental. The rooms are equipped with projectors, white boards, conference call phones and high speed internet - ideal for team or board meetings as well as staff training.

## BUSINESS RATES

Up to 100% small business rate relief may be available to companies where the rateable value is under £12,000. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the offices fall within classes A or A+ of the energy performance assessment scale. Full copies of the EPC assessments and recommendation reports are available upon request.

## VAT

VAT will be applicable on the licence fee. 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.

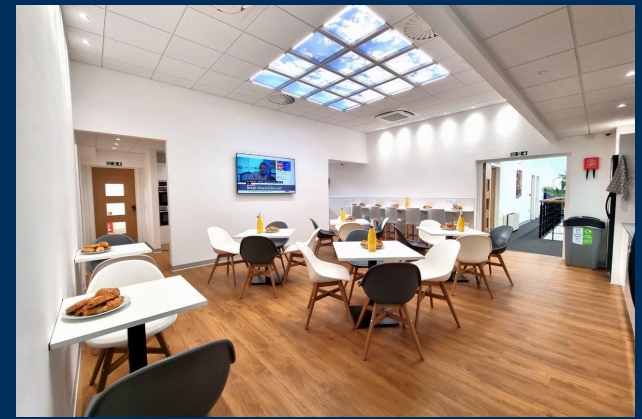
## VIEWINGS STRICTLY BY APPOINTMENT VIA LETTING AGENTS:

**Fenn Wright**  
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OS licence no: TT000311015

Particulars created 6 June 2024

