



**AVAILABLE TO LET**

Well Presented Office Suite With On Site Car Parking

13 Crusader Business Park,  
Clacton on Sea, Essex, CO15 4TN

**RENT**

£16,000  
per annum

**AVAILABLE AREA**

1,455 sq ft  
[135.2 sq m]

## IN BRIEF

- » Ground Floor Self Contained Office
- » Prominent Location Fronting Thorpe Road & Stephenson Road
- » Open Plan With Additional Offices / Reception
- » 5 Allocated Car Parking Spaces Plus Visitor Spaces
- » Established Business Location

## LOCATION

Crusader Business Park is prominently situated adjoining the Oakwood roundabout which links Stephenson Road West with Thorpe Road. This roundabout forms a gateway into Clacton's principal industrial area and provides a direct link along Centenary Way to the new A133 link road providing access to Colchester and the A12 trunk road.

Clacton on Sea has a resident population in the region of 50,000 people which increases significantly in the summer season. Colchester is 15 miles to the north west and there are regular rail services direct from Clacton to London's Liverpool Street Station.

## DESCRIPTION

The office accommodation is situated on the ground floor accessed via a private entrance lobby (fronting Thorpe Road), or a separate entrance accessed via the car park (access via Stephenson Road). The office is self-contained, with a reception area providing access into the main open plan office area, with three separate office / meeting rooms and store room.

The office benefits from good levels of natural light, suspended ceilings with lighting, central heating, tea point and W/C facilities.

There are five allocated car parking spaces plus shared visitor spaces on site.

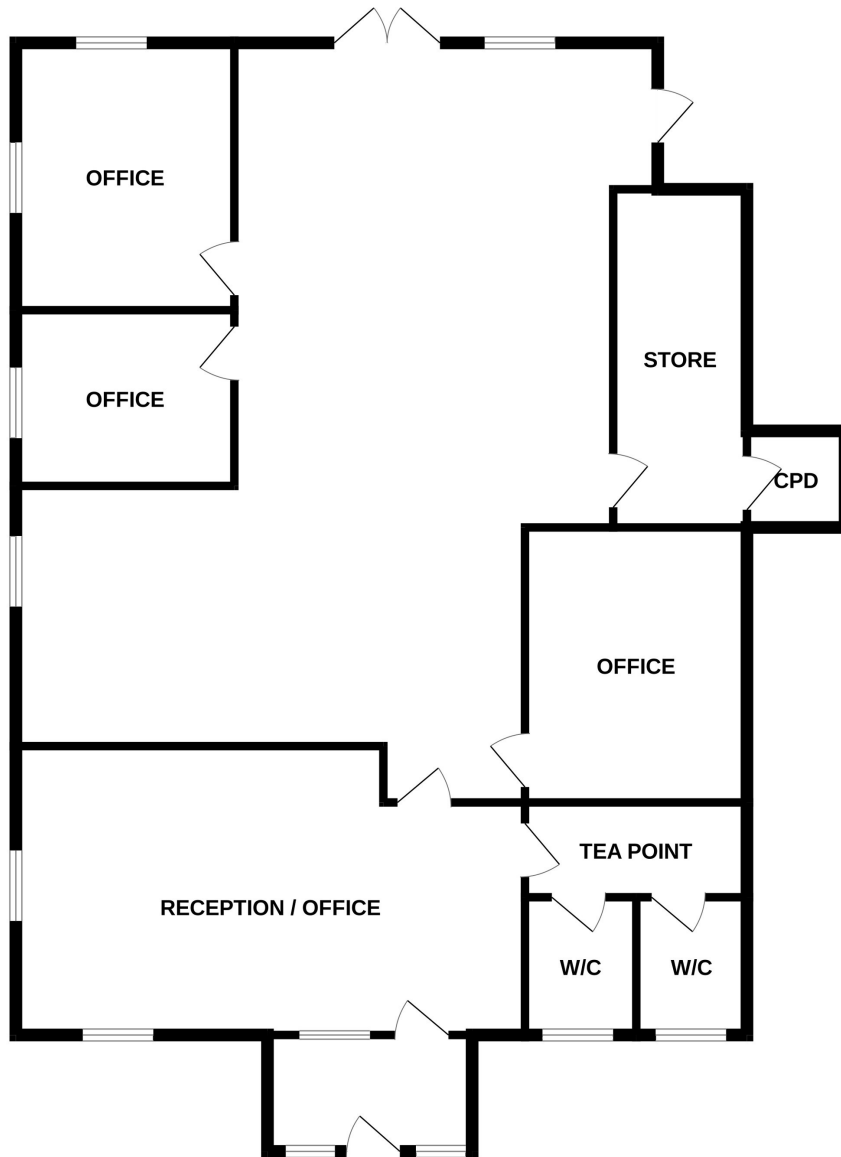
## ACCOMMODATION

[Approximate Net Internal Floor Areas]

» Total: 1,455 sq ft [135.2 sq m] approx.



## GROUND FLOOR



### 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 £16,000 per annum plus VAT.

### SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas.

The approx. cost for the current year is £929 plus VAT.

### BUSINESS RATES

We have been informed that, effective 1st April 2023, the rateable value is £13,500.

For rateable values between £12,000 - £15,000, concessionary business rate relief may be available, subject to eligibility.

We recommend all parties make their own direct enquiries with the local rating authority.

### BUILDINGS INSURANCE

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant.

The approx. cost for the current year is £481 plus VAT.

### ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (96) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

### VAT

The property is elected to VAT. Prospective tenants should therefore be aware that VAT will be payable at the prevailing rate on the rent and service charge.

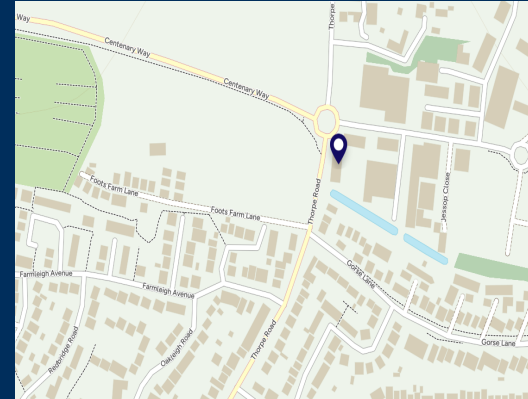
### LEGAL COSTS

Each party will bear their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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OS licence no: TT000311015

Particulars created 25 June 2024

