



**AVAILABLE TO LET**

High Quality Office Suite in a Landscaped Setting

Suite 15c, Rural Business Centre, Earls Colne  
Business Park, Earls Colne, CO6 2NS

**RENT**

**£15,000**  
per annum

**AVAILABLE AREA**

**1,100 sq ft**  
[102.2 sq m]



## IN BRIEF

- » Well Presented Air Conditioned Offices
- » High Speed Internet Provision
- » Kitchenette & W/C Facilities
- » Secure & Well Maintained Business Park
- » Generous On Site Car Parking

## LOCATION

Earls Colne Business Park occupies an excellent location just 2.5 miles north of the A120 Stansted to Harwich trunk road and 5 miles north of the A12. Colchester, Braintree and Chelmsford are 8, 6 & 15 miles distant respectively.

Earls Colne Business Park benefits from a fully landscaped environment, on-site security, CCTV monitoring with number plate recognition of all vehicles accessing the site, The Essex Golf and Country Club with gym and 9 tennis courts, driving range, and swimming pool & spa.

There is also a fully licenced restaurant and bar and Anglian Flight Centre / airfield which is fully CAA licensed.

## DESCRIPTION

The office suite is very well presented, accessed via private personnel doors.

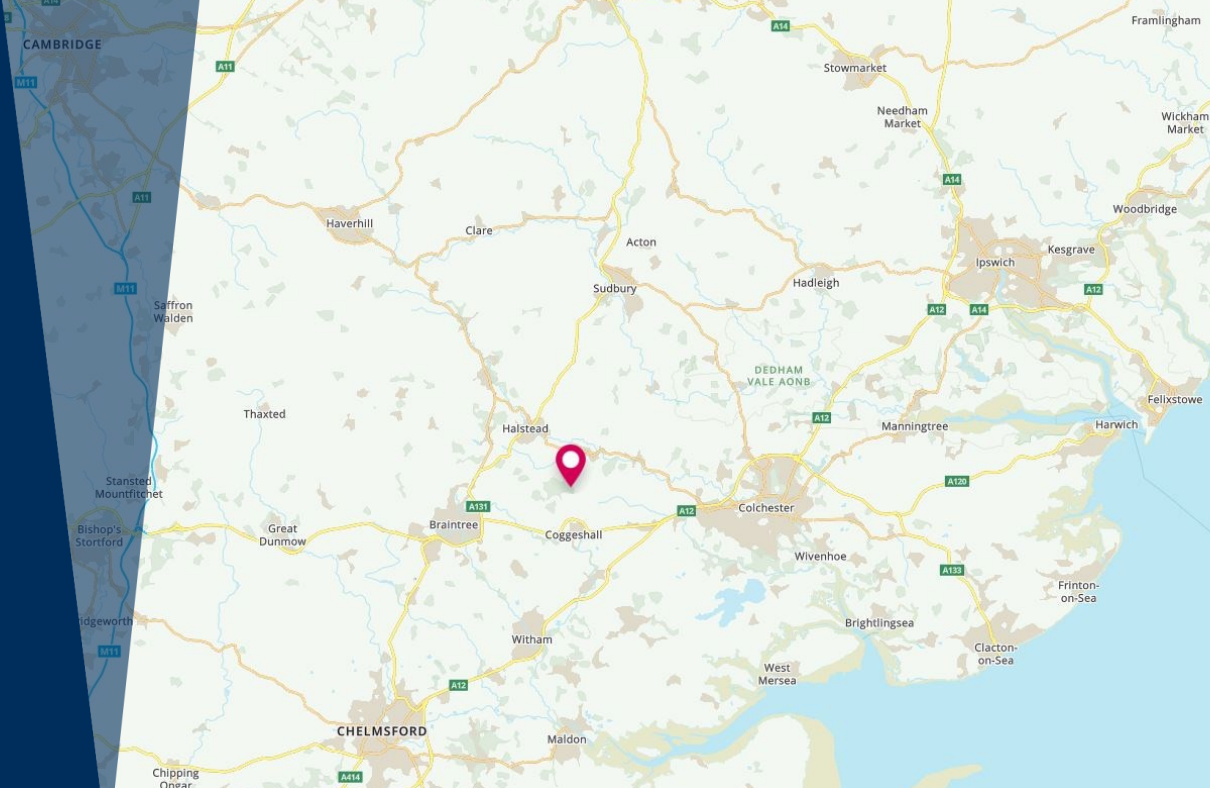
It features modern kitchenette and W/C facilities, air conditioning, and high-speed internet with download speeds of up to 1GB available.

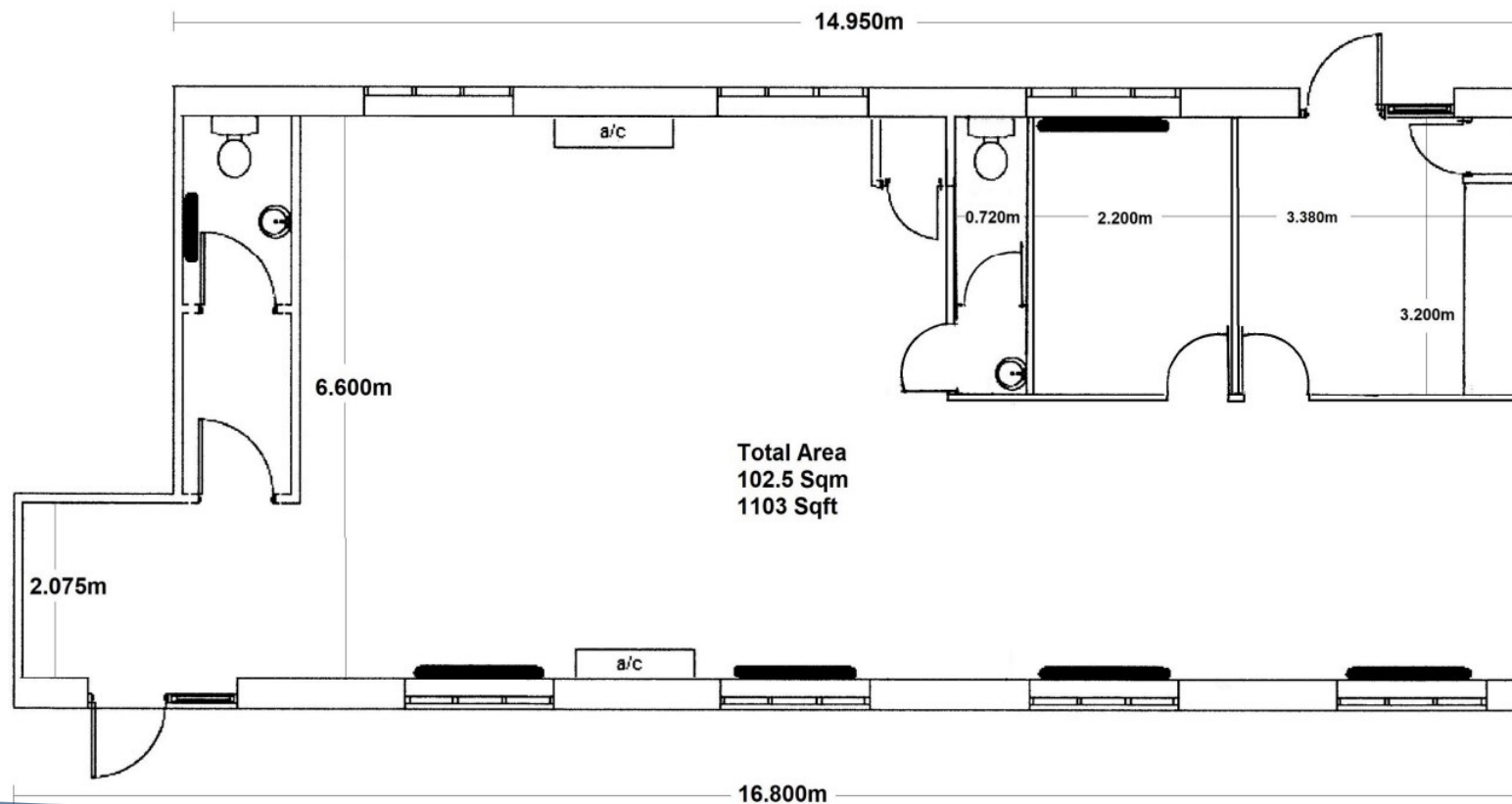
The site also offers ample parking and on-site security, providing a secure and convenient working environment.

## ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Suite 15c: 1,100 sq ft [102.2 sq m] approx.





## TERMS

The premises are available to let on a new effective full repairing and insuring lease, with a minimum lease length of 10 years, break and rent review after 5 years, at a rent of £15,000 per annum plus VAT.

## SERVICE CHARGE

A service charge will be applicable to cover costs of; water and sewage, external grounds maintenance, site security and buildings insurance. Approximate cost for the current year is £900 plus VAT, payable on account.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £12,750.

Therefore estimated rates payable of approximately £6,360 for the current year.

Small business rate relief may be available subject to eligibility.

Interested parties are advised to make their own enquiries.

## BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. For the current year the approximate cost is £66 plus VAT, subject to change with renewal in September.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

A copy of the EPC will be available from our office shortly upon request.

## VAT

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

## LEGAL COSTS

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

## FLOOR PLAN

The floor plan provided above is for indicative purposes only and is not to be relied upon.

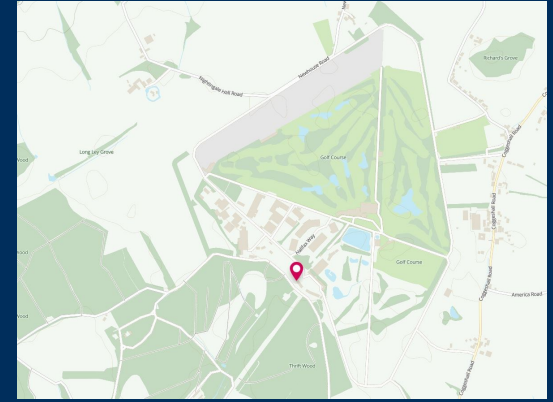


**VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:**

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Particulars created 3 July 2024

