



AVAILABLE FOR SALE OR TO LET

High Quality Office Building with Excellent A12 Access

4 Godbolts Business Park, London Road,
Marks Tey, Colchester, Essex, CO6 1HS

RENT / PRICE

£19,500 pax / £280,000
(plus VAT)

AVAILABLE AREA

951 sq ft
[88.35 sq m]

IN BRIEF

- » Two storey office building
- » Heating & cooling
- » Kitchenette facilities
- » Open plan layout
- » Four on site car parking spaces
- » Excellent A12 / A120 access

LOCATION

The Godbolts Business Park development is situated on the northern side of the A120 in Marks Tey some 8 miles to the west of Colchester City Centre and benefits from excellent road and rail communications. The A120 links with the coastal port of Harwich to the east and both Stansted Airport and the M11 to the west.

Both the north and southbound carriageways of the A12 are immediately accessible as is the Marks Tey mainline railway station providing a direct route to London's Liverpool Street.

DESCRIPTION

The office accommodation is self-contained, open plan, and provided over two floors. There is an accessible W/C and kitchenette on the ground floor.

The high specification includes; lighting, carpeting, floor boxes and perimeter trunking for data and power. Wall / ceiling mounted units provide heating & cooling (not tested). High speed internet is available.

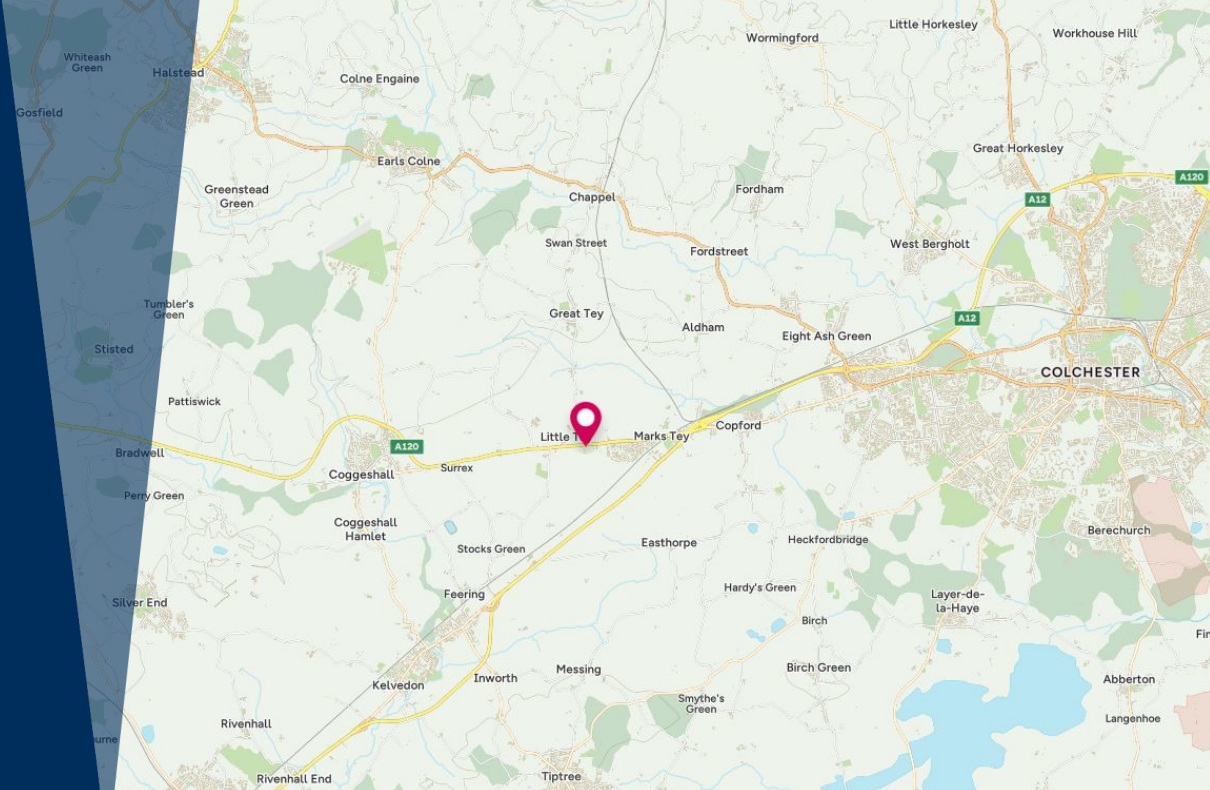
There are four allocated car parking spaces plus shared visitor spaces on site.

Note: ten bespoke desks, and ten chairs, can be included upon request.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

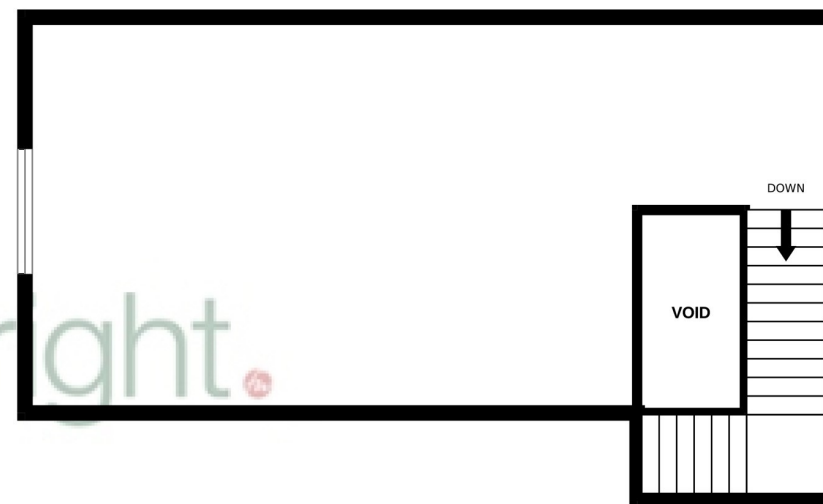
- » Ground Floor: 575 sq ft [53.42 sq m] approx.
- » First Floor: 376 sq ft [34.93 sq m] approx.
- » Total: 951 sq ft [88.35 sq m] approx.



GROUND FLOOR



1ST FLOOR



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.
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TERMS

The premises are available for sale freehold at a guide price of £280,000 plus VAT.

Alternatively, 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 £19,500 per annum plus VAT.

SERVICE CHARGE

A service charge is applicable and covers the repair and maintenance of all of the communal areas and facilities. Approx. cost for the current year is £2,957.52 plus VAT.

BUILDINGS INSURANCE

The landlord will arrange the buildings insurance and recover this cost from the tenant. For the current year the approx. cost is £442.29.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £15,500.

We therefore estimate rates payable are likely to be in the region of £7,600.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class B (30) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

VAT

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

LEGAL COSTS

Each party will bear their own legal costs.

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 25 June 2024

Fenn Wright

