

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



High Quality Office Building With Excellent A12 Access

- Two Storey Office Building
- Heating & Cooling
- Kitchenette Facilities
- Open Plan Layout
- Four On Site Car Parking Spaces
- Excellent A12 / A120 Access

**For Sale or
To Let**

**951 sq. ft
(88.35 sq. m)**



- **Most Active Agent Essex** 2019, 2020, 2021 & 2022
- **Most Active Agent Suffolk** 2020 & 2022
- **Dealmaker of the Year Essex** 2019 & 2020
- **Dealmaker of the Year Suffolk** 2020
- **Dealmaker of the Year South East** 2021 & 2022



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Details

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 measurements)

Ground Floor	Approx.	575 sq ft	(53.42 sq m)
First Floor	Approx.	376 sq ft	(34.93 sq m)
Total	Approx.	951 sq ft	(88.35 sq m)

Terms

The premises are available for sale freehold at a guide price of £290,000 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

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

Buildings Insurance

The landlord will arrange the buildings insurance and recover this cost from the tenant. Approx. cost for the current year £442.29.

Business Rates

We have been informed that the rateable value, effective 1st April 2023, is £15,500. We therefore estimate that the rates payable are likely to be in the region of £7,600.

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

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 and recommendation report is available from our office upon request.

VAT

We are advised that VAT is applicable at the prevailing rate.

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.

Legal Costs

Each party will bear their own legal costs.

Viewing

Strictly by appointment via sole letting agents:

Fenn Wright

01206 85 45 45

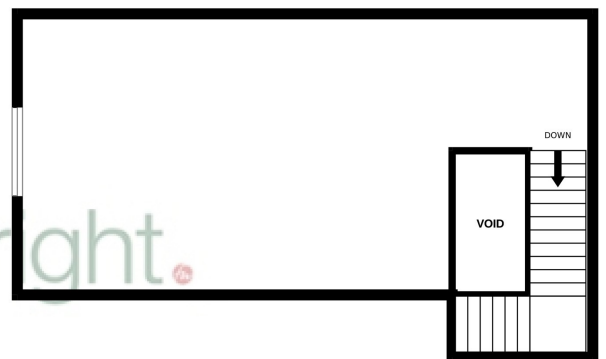
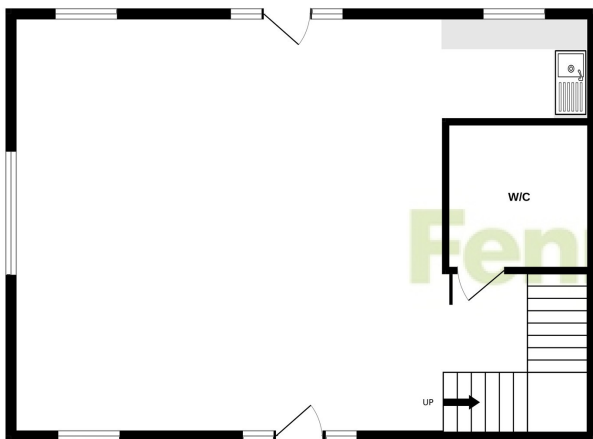
fennwright.co.uk

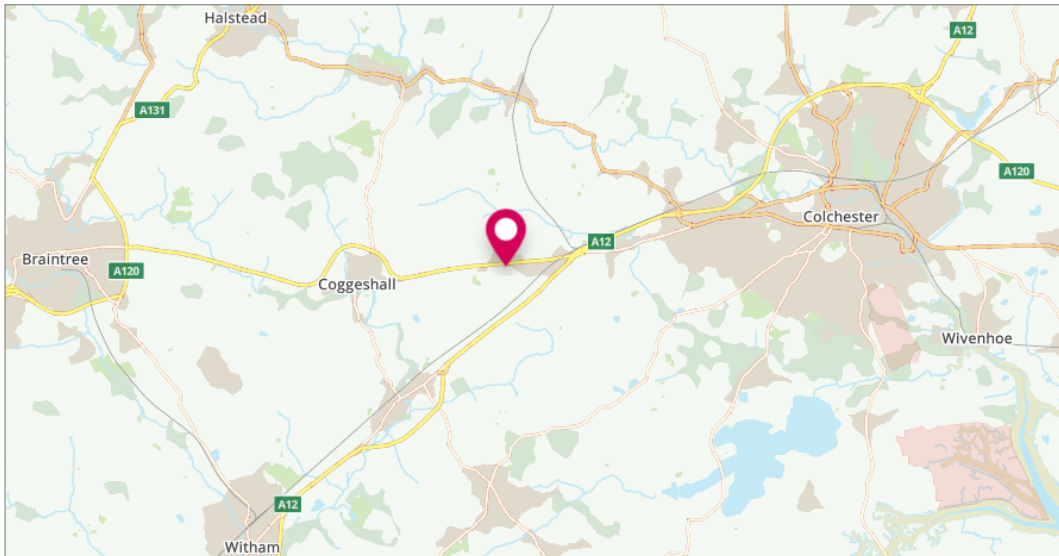
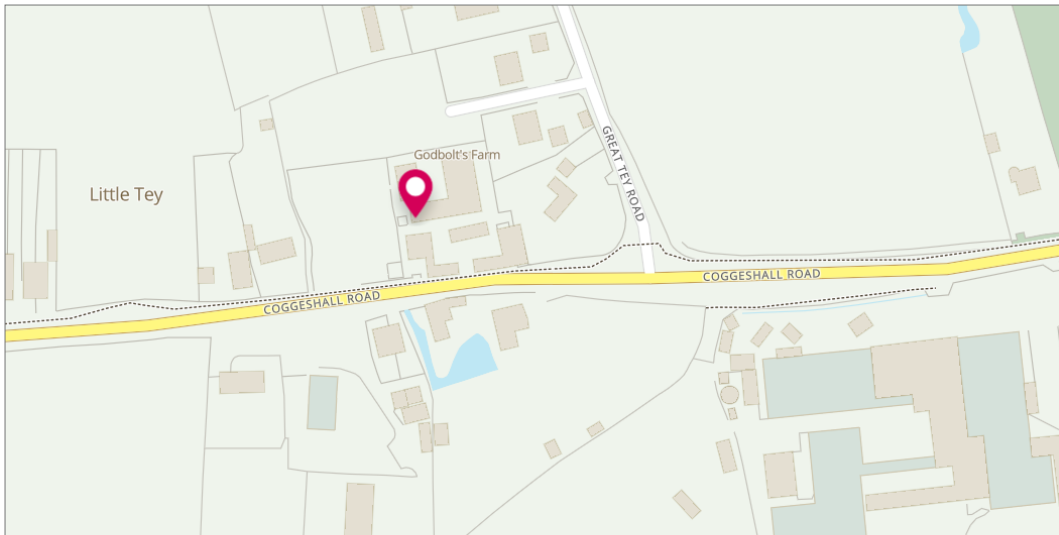
colchestercommercial@fennwright.co.uk



GROUND FLOOR

1ST FLOOR





For further information

01206 85 45 45

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- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
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- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
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