

20-22 Broomfield House, Lanswoodpark, Elmstead Market CO7 7FD



Well Presented Office / Business Premises on Popular Site

- Flexible Lease Terms Available
- Various Office Sizes Available
- Air Conditioning & LED Lighting
- High Speed Broadband & CAT5 Cabling
- Allocated Car Parking Spaces
- Access to Onsite Overflow Car Park

To Let From
£5,450 PA

Office Suites
From
125-1,528 sq. ft



- **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

Lanswoodpark is prominently located on Broomfield Road, in a countryside setting, approximately four miles to the East of Colchester and within 2.5 miles of the A120 dual carriageway which provides excellent links to the A12/A14 and national motorway network.

Description

20-22 Broomfield House forms part of Phase two of Lanswoodpark. Located on the ground floor with it's own private entrance, the office provides a main open plan office area, with a further 5 separate offices / consultation rooms, and a reception area. Alternatively, the office can be split to provide 4 separate office suites (sizes outlined below).

The office benefits from a high specification to include; LED lighting, CAT5 cabling, air sourced heat pumps providing heating and comfort cooling, high speed broadband, communal kitchenette and communal shower & W/C facilities.

Externally, the landlord can offer allocated parking spaces, plus use of the onsite overflow car park. There is also an on-site café available for use by the occupiers.

Accommodation

(Approximate net internal measurements)

Office	Sq Ft (Approx.)	Sq M (Approx.)	Rent (Per Annum)
<u>Ground Floor</u>			
20A	172 sq ft	16.0 sq m	£7,950 (+ VAT)
20B	125 sq ft	11.6 sq m	£5,450 (+ VAT)
20C	125 sq ft	11.6 sq m	£5,450 (+ VAT)
22	894 sq ft	83.1 sq m	£17,450 (+ VAT)
20-22	1,528 sq ft	141.9 sq m	£28,500 (+ VAT)

Terms

The office is available to let on a new full repairing and insuring lease, lease length and terms to be agreed, at the rents as outlined above. We are advised that VAT is applicable.

Flexible lease terms may be available (minimum lease term 12 months), subject to terms and covenant.

Fully serviced options are also available, which include costs associated with the service charge, electricity, broadband & A/C maintenance. Terms available upon request.

Building Insurance

This is payable by the landlord and recoverable via the tenant - costs are included within the service charge budget.

Service Charge

A service charge is applicable to cover; maintenance and upkeep of the communal areas, exterior lighting, security, car park and landscaping. Approx. costs for the current year available upon request.

Business Rates

We have been informed that Unit 20-22 is currently assessed as a whole, with a rateable value of £24,750. We therefore estimate rates payable on the whole are likely to be in the region of £12,350. However, for the individual offices, small business rates relief may be available (subject to eligibility). 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 C (60) of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report is available from our office upon request.

Planning

We have been advised that the development benefits from consent for B1/B8 (business/storage), A1 (retail/showroom) and D1 (medical/healthcare) - as per The Town and Country Planning (Use Classes) Order 1987. Interested parties are advised to make their own enquiries direct with Tendring District Council 01255 686868.

VAT

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.

Viewing

Strictly by appointment via sole agents:

Fenn Wright

01206 85 45 45

colchestercommercial@fennwright.co.uk

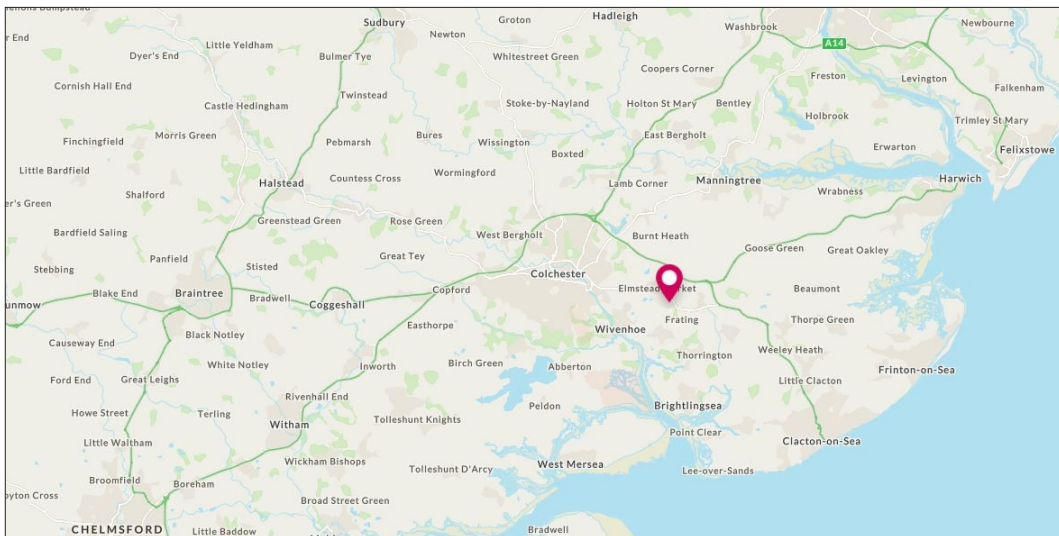
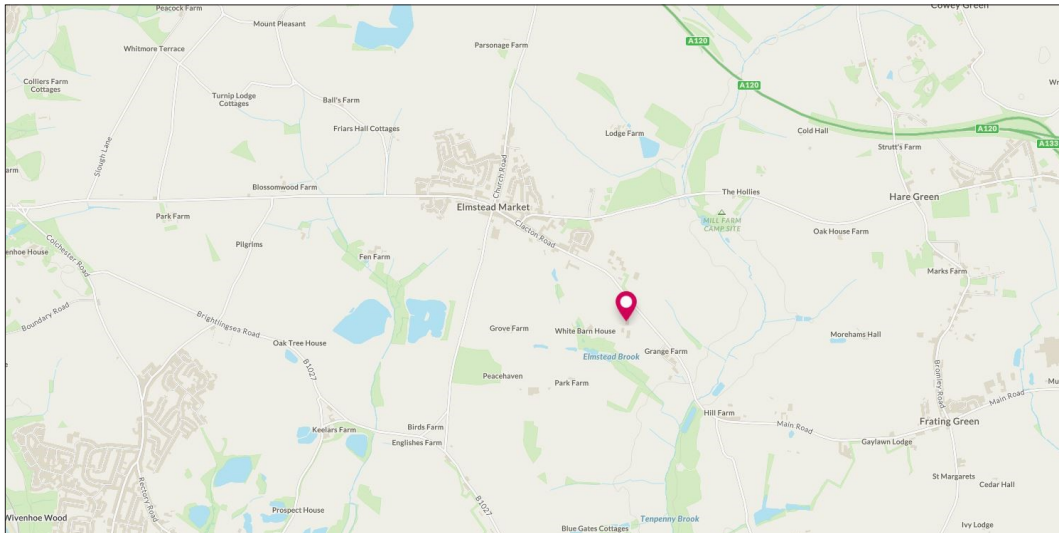


Ground Floor - Broomfield House



Note: floor plan provided for indicative purposes only. Not to scale nor to be relied upon.

Available office outlined in red - indicative plans for office suite as a whole are also available upon request



For further information

01206 85 45 45

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