

Broomfield House, Lanswoodpark, Elmstead Market, Colchester CO7 7FD



Prestige Offices / Business Units with On Site Car Parking

- Flexible Lease Terms Available
- Air Conditioning & LED Lighting
- High Speed Broadband & CAT5 Cabling
- On Site Café
- Open Plan Accommodation with Parking
- Easy Access to A12 / A120

**To Let From
£4,950 PA**

**From 237 sq. ft
to 894 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

Phase two of Lanswoodpark provides space which can be tailored specifically to suit an occupier's size requirements. The premises benefit from a high specification to include; LED lighting, CAT5 cabling, air sourced heat pumps providing heating and comfort cooling, high speed broadband, tea points, shower & W/C facilities, and generous on-site car parking. An on-site café is 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>			
1	452 sq ft	42 sq m	£10,450 (plus VAT)
10	520 sq ft	48 sq m	£11,450 (plus VAT)
20A	172 sq ft	16 sq m	£7,950 (plus VAT)
20B	125 sq ft	12 sq m	£5,450 (plus VAT)
20C	125 sq ft	12 sq m	£5,450 (plus VAT)
22	894 sq ft	83 sq m	£17,450 (plus VAT)
<u>First Floor</u>			
32	463 sq ft	43 sq m	£9,500 (plus VAT)
34	237 sq ft	22 sq m	£4,950 (plus VAT)
38	280 sq ft	26 sq m	£5,950 (plus VAT)

Terms

The offices are available to let on new five year leases, incorporating a break option at the end of the first year (min. 3 months notice) and the end of the third year (min. 6 months notice), with a rent review at the end of the second year. Rents as outlined above.

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

Building Insurance

This is payable by the landlord and recoverable via the tenant.

Service Charge

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

Business Rates

The available offices are yet to be assessed for business rates purposes. Small business may be eligible for up to 100% business rate relief.

Planning

We have been advised that the development benefits from consent for B1/B8 (business/storage), A1 (retail/showroom) and D1 (medical/healthcare). Interested parties are advised to make their own enquiries direct with Tendring District Council 01255 686868.

Energy Performance Certificate (EPC)

A full copy of the EPC assessment and recommendation report is available from our office upon request.

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

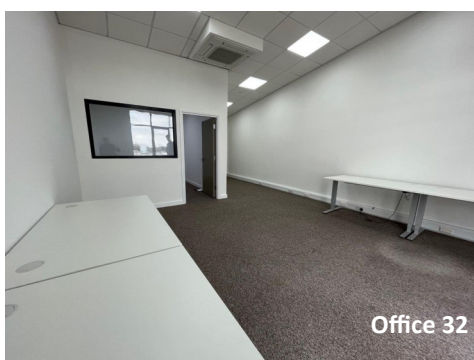
Strictly by appointment via sole agents:

Fenn Wright

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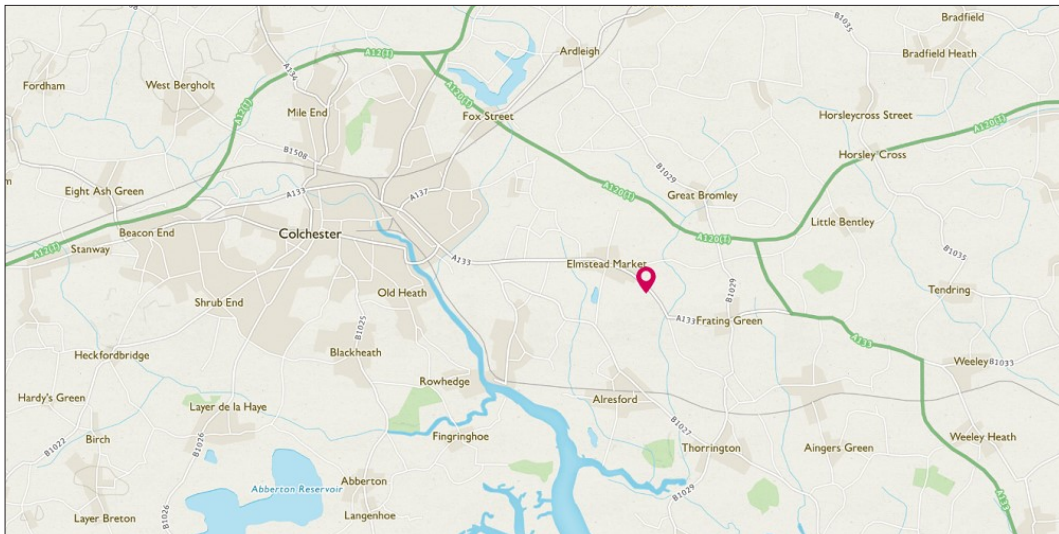
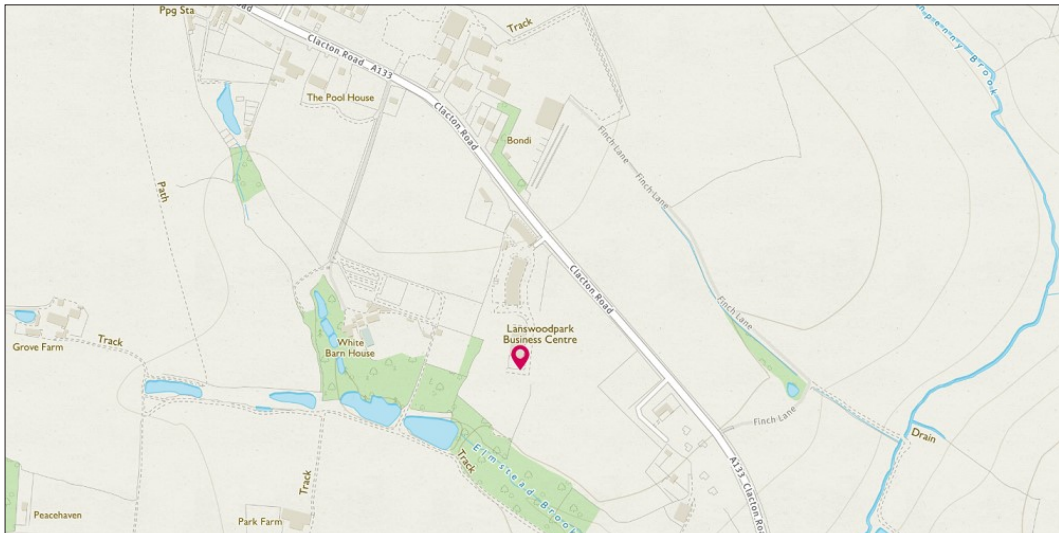


Ground Floor - Broomfield House



First Floor - Broomfield House





For further information

01206 85 45 45

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