

# FennWright

**Aster House  
Lanswoodpark  
Broomfield Road  
Elmstead Market  
Colchester  
Essex  
CO7 7FD**

**FOR SALE OR  
TO LET**

**Prestigious Office Suites With  
On Site Car Parking**

- Suites Available From Approx. 1,185 sq ft
- New Build High Specification Offices
- Air Conditioning & Ventilation
- LED Lighting & High Speed Broadband
- Established Business Park Location
- Easy Access to A120



## 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 road links to the national motorway network.

British Rail Stations are available close by in both Wivenhoe and Colchester.

## Description

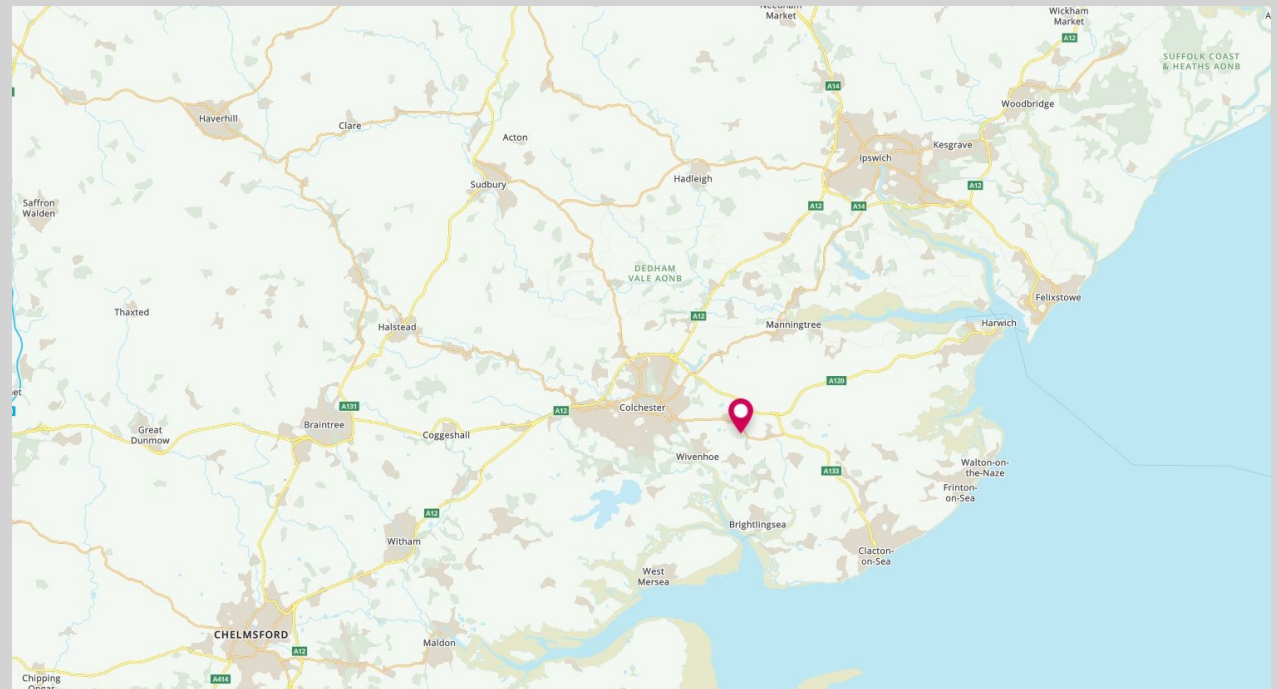
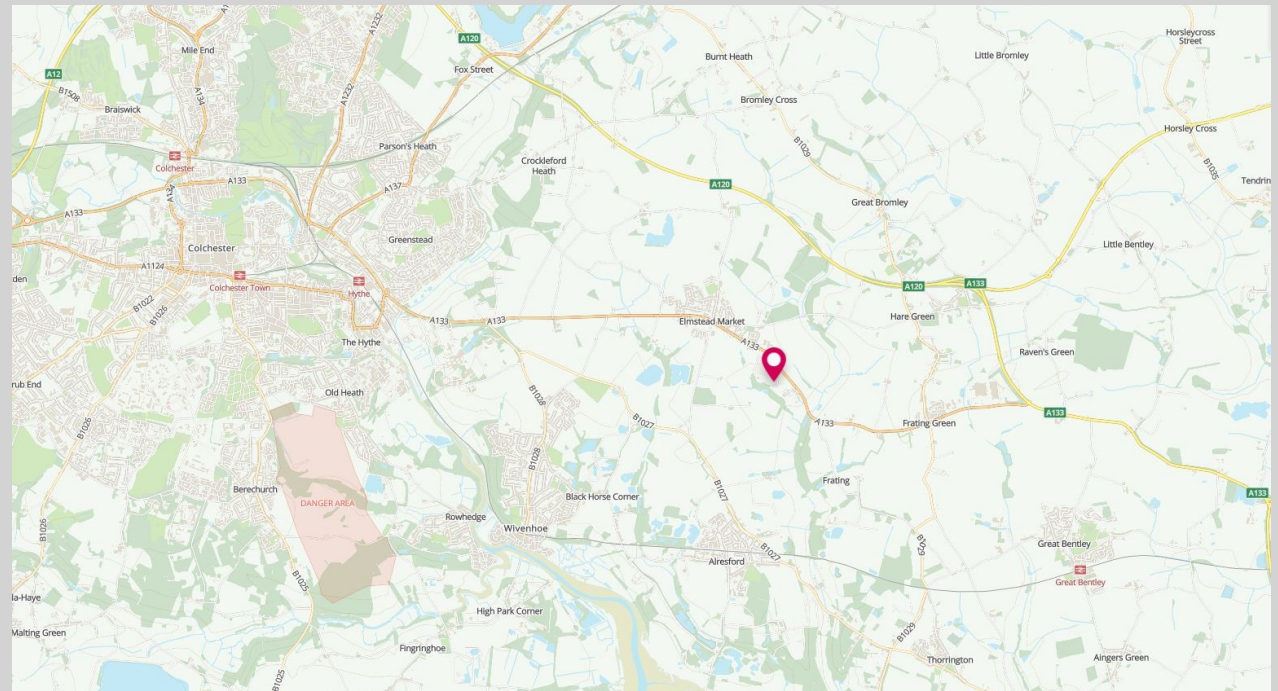
Lanswoodpark comprises three new detached two storey buildings on site.

Aster House is built to a high standard of specification to include; clad and rendered elevations, double glazed aluminium windows and doors, suspended ceilings with recessed LED lighting, air sourced air conditioning and ventilation, raised access floors, fire alarm systems, kitchenettes & W/C facilities.

The ground floor offices benefit from their own private personnel doors, whilst access to the first floor offices are via a communal personnel door at ground level, with stairway and lift access to the first floor suites.

Externally, there are allocated car parking spaces for each suite, plus ample additional visitor parking available on site. Additional allocated spaces are available by negotiation.

There is also an on-site café.



## Accommodation

Requirements from approx. 1,185 sq ft net internal can be accommodated. Each building is circa 9,860 sq ft with 4,930 sq ft per floor. Offices to be handed over in an open plan layout ready for the tenants / owners fit out. See table below for indicative sizing and pricing.

## Unit Sizes & Configurations (approximate net internal areas)

Aster House			Price	To Let	Parking
2	Ground Floor	1,185 sq ft (110.1 m <sup>2</sup> )	£325,000	£26,750 pa	6
4	Ground Floor	1,185 sq ft (110.1 m <sup>2</sup> )	£325,000	£26,750 pa	6
6	First Floor	1,257 sq ft (116.8 m <sup>2</sup> )		<b>UNDER OFFER</b>	6
7	First Floor	1,235 sq ft (114.8 m <sup>2</sup> )	£335,000	£27,500 pa	6
8	First Floor	1,225 sq ft (113.8 m <sup>2</sup> )	£335,000	£27,500 pa	6

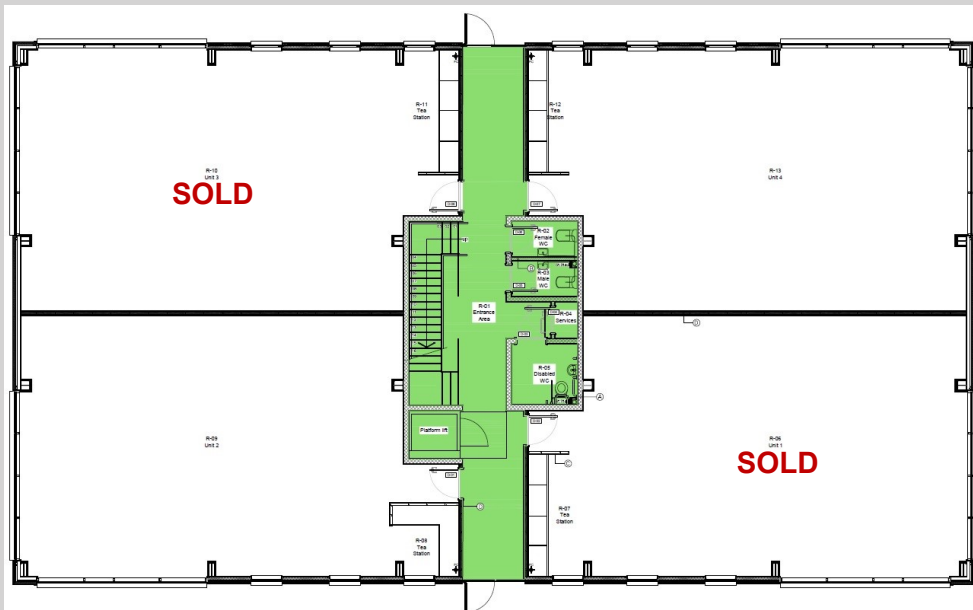
## Terms

The offices are available for sale on 199-year ground leases at an initial peppercorn rent. Prices as outlined above (subject to contract).

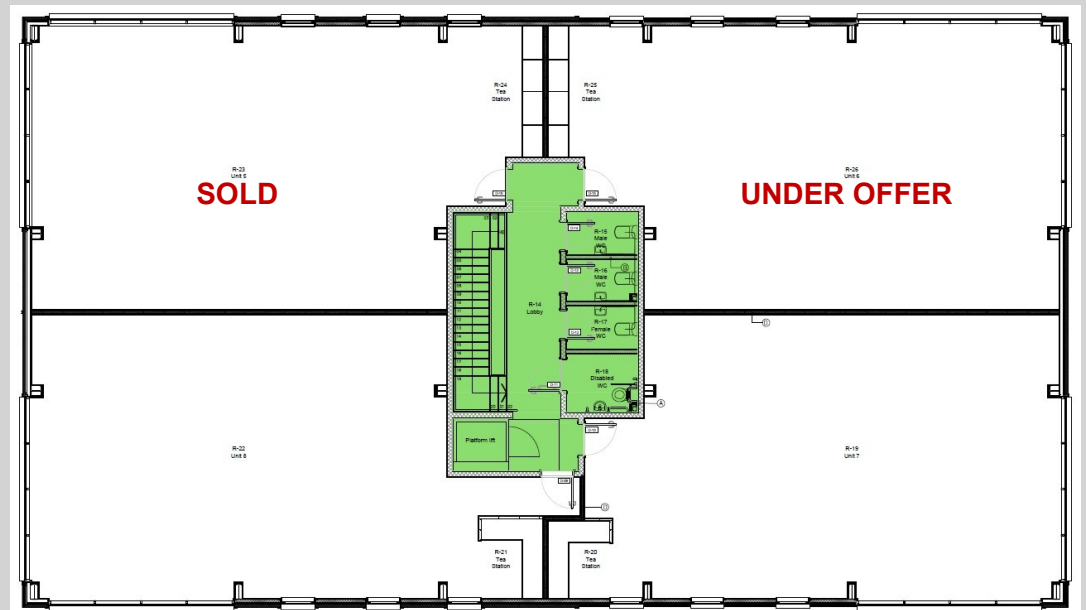
Alternatively the offices are available to let on new full repairing and insuring leases, lease length and terms to be agreed. Rents as outlined above (subject to contract).

We are advised that VAT will be applicable.

Ground Floor



First Floor





### **Service Charge**

A service charge is applicable to cover the costs of the maintenance and repair of the external communal areas, exterior lighting, security, car park and landscaping.

Approx. cost for the current year is £3.80 per sq ft.

### **Buildings Insurance**

This will be arranged by the landlord with the cost to be recovered from the occupiers of the building.

### **VAT**

We have been advised that VAT is applicable on the rent and purchase price.

Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

### **Business Rates**

The available offices are still pending individual assessments.

However, based on assessments for other offices within Aster House, rateable values are likely to be in the region of £12.50 - £16.50 per sq ft, therefore rates payable likely to be in the region of £6.20 - £8.20 per sq ft per annum.

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

### **Energy Performance Certificate (EPC)**

We have been advised that the offices fall within classes A & B (24-27) of the energy performance assessment scale.

The EPC assessments and recommendation reports are available from our office upon request.





# FennWright

Viewings Strictly By Appointment  
Via Sole Agents:

Fenn Wright  
882 The Crescent  
Colchester Business Park  
Colchester  
Essex  
CO4 9YQ

01206 85 45 45

[Colchestercommercial@fennwright.co.uk](mailto:Colchestercommercial@fennwright.co.uk)

[fennwright.co.uk](http://fennwright.co.uk)



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.



- **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

