

**TO LET**  
**£15,000 PAX**  
**plus VAT**  
**FIRST FLOOR HI-SPEC**  
**SERVICED**  
**OFFICE SUITE**



**GRANVILLE HOUSE, THRESHELFORDS**  
**BUSINESS PARK, FEERING, ESSEX CO5 9SE**

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL



## SERVICED OFFICE SUITE IN MODERN OFFICE BUILDING WITH ON-SITE PARKING

### 1,282 SQ. FT. FIRST FLOOR OFFICE SUITE

- Located within a prestigious, barn-style, purpose built office building on a rural business park.
- Excellent A12 access and close to Kelvedon train station.
- Benefitting from 6 allocated car parking spaces.
- Fibre Broadband Available.
- The Rent for the first two years of the Lease term will be £15,000\*.
- The office benefits from its own self-contained Kitchen and WC.

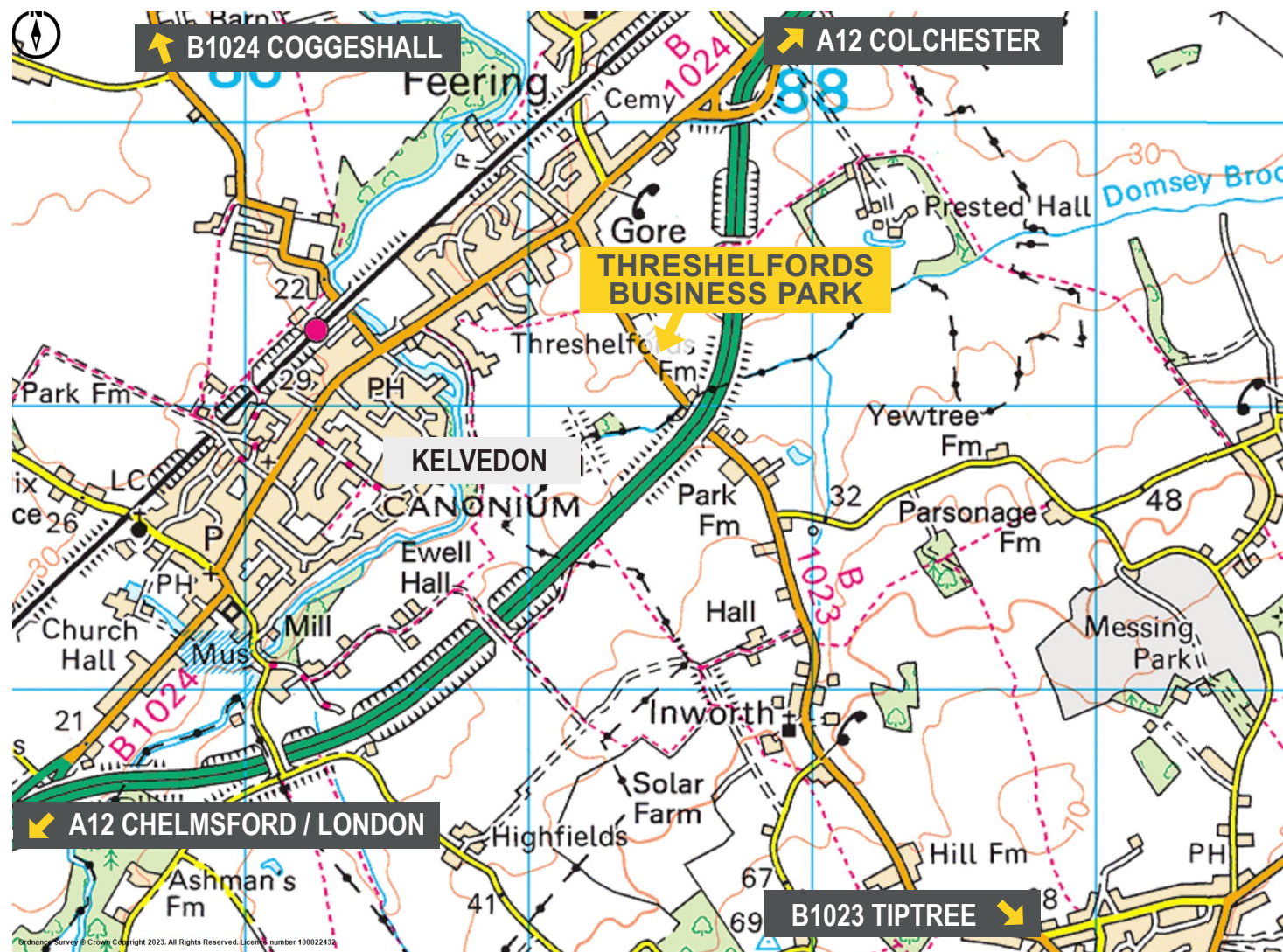
### LOCATION & SITUATION

Threshelfords Business Park is located to the west of the A12, on the outskirts of the village of Feering. Feering and neighbouring Kelvedon, are situated mid-way between the City of Chelmsford, to the south, and the town of Colchester, to the north (15 miles).

The Business Park benefits from excellent access to the A12, being only 2 miles and 1 mile respectively from junctions 23 (Kelvedon South) and 24 (Kelvedon North). For rail users, the Business Park is well placed, only 0.66 miles from Kelvedon train station, a mainline station on the Norwich to London Liverpool Street Greater Anglia line. The average journey time is 57 minutes and the fastest, 49 minutes.

The park is an established office development comprising a range of individually designed, detached office buildings, built in 2007, all set in well-tendered and mature parkland grounds with countryside views.

Occupiers on the park include Beardwell Construction, Inntel, The Focus Agency Group, Wynne-Williams Associates, the Environment Agency and RCCE amongst others.





## DESCRIPTION

Granville House is one of the seven modern offices on the Threshelfords Business Park, constructed 2006.

The two-storey, barn-style office building has been sub-divided into a total of 7 office suites arranged over the two floors, each individually let as a multi-occupied business center.

The offices have been completed to a high specification, benefitting from aluminum double-glazed windows, suspended ceilings with recessed lighting, extensive power, telecoms and CAT5E data points, carpeting and air-conditioning units.

Shared facilities include gas-fired central heating with radiators throughout, a communal entry hall, security alarms.

Externally, the suite benefits from 6 allocated, on-site car parking spaces.

## ACCOMMODATION

The office suite extends to approximately 1,282 sq. ft. NIA. Comprising a number of glass partitioned offices benefitting from its own dedicated WC and Kitchen facilities.

## ENERGY PERFORMANCE CERTIFICATE

Granville House has an energy performance rating of B 41.

A copy of the certificate can be found on the GOV.UK non-domestic energy performance certificate register or can be provided by request.





## SERVICE CHARGE

A service charge is payable to include the following; electricity, water rates, heating, air-conditioning, external maintenance, cleaning of the communal areas and buildings insurance. The service charge excludes business rates, telephone lines, broadband and contents insurance.

The 2023 Service Charge payable for the first floor office suite is estimated to be £7,924.50 plus VAT.

## RATEABLE VALUE | BUSINESS RATES

Occupiers are responsible for the business rates.

The office suite has a rateable value of £18,750 as of 1 April 2023. Please note, this is not the amount you will pay. The small business rate multiplier for the year 2023/24 is 49.9p therefore the estimated rates payable are £9,356.25 per annum.

## RENT/TERMS

The rent for the first two years will be £15,000\* per annum exclusive, increasing to £20,000 per annum exclusive, plus VAT, thereafter.

\*The discounted rent for the initial two years is subject to a Tenant committing to a minimum of a new five year lease.

## VAT

The property is elected for VAT.

## LEGAL COSTS

Each party will bear their own legal costs in relation to any transaction.



## VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.