

TO LET
£25,000 PAX

**FIRST FLOOR
OFFICES WITH
PARKING**



SUITES 7 & 8 DAIRY BARN MEWS
SUMMERS PARK, LAWFORD CO11 2BZ

NP NICHOLAS
PERCIVAL
COMMERCIAL

HIGH-SPECIFICATION, MODERN OFFICE DEVELOPMENT WITH ON-SITE PARKING

1,386 SQ. FT. FIRST FLOOR OFFICES WITH 5 ALLOCATED PARKING SPACES

- Two first floor office suites with private entrance lobby at ground floor.
- Each office suite is self-contained and benefits from their own WC and kitchenette facilities.
- Excellent location, within walking distance of Manningtree Railway Station and in close proximity to the A120 and A12.

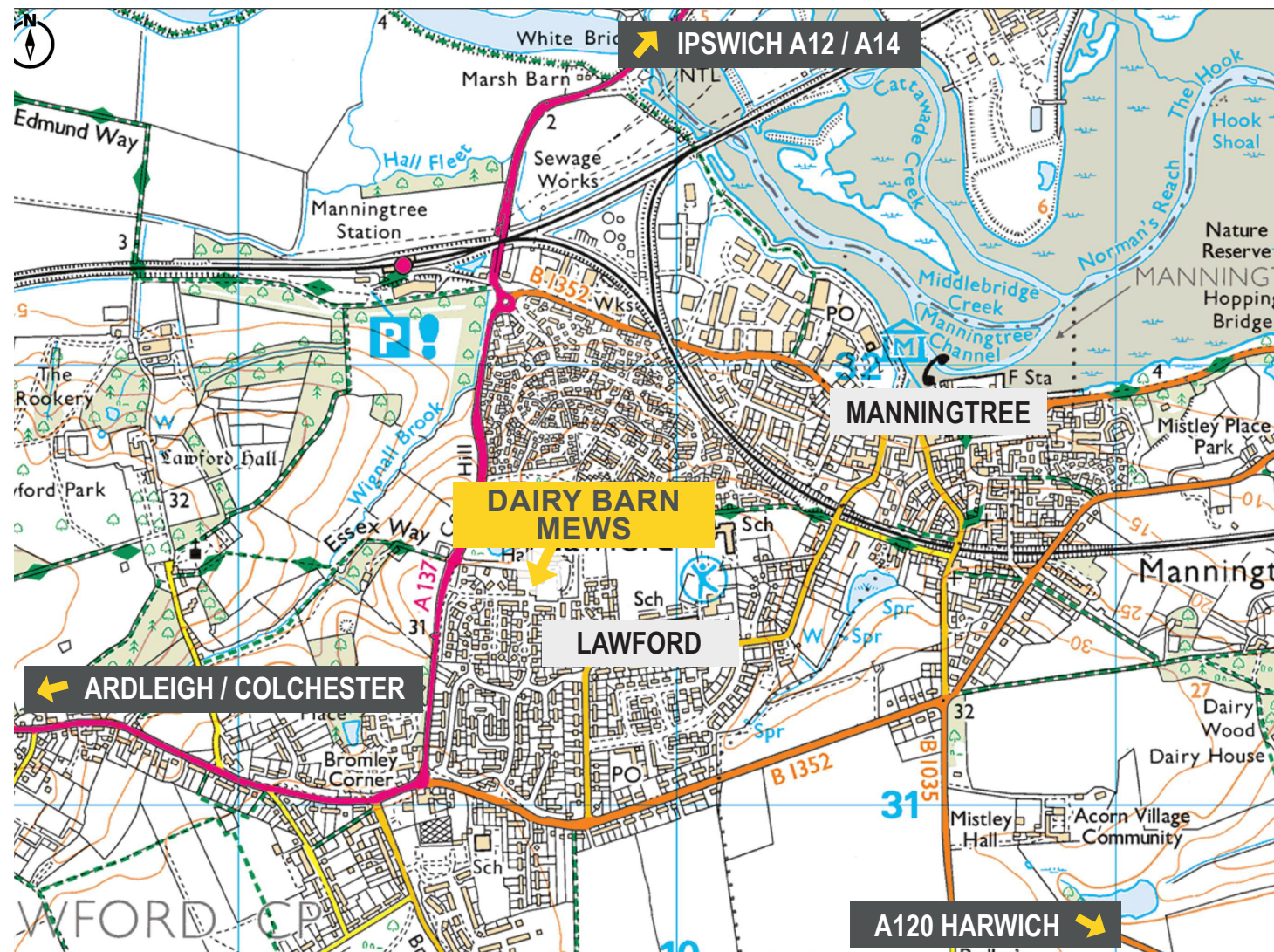
LOCATION & SITUATION

Lawford, with Manningtree and Mistley, is located in North East Essex on the southern bank of the River Stour marking the county boundary with Suffolk.

The city of Colchester is approximately 10 miles south-west and the towns of Harwich and Ipswich are circa. 9 miles east and 12 miles north respectively.

Dairy Barn Mews is situated on Cox's Hill, approximately 0.5 miles from Manningtree Train Station. Manningtree station is a mainline Greater Anglia station on the London Liverpool Street to Norwich line with journey times to the Capital of approximately 1 hour.

The site is easily accessible by road with the A120 and A12 both being in close proximity and providing good communications with the national motorway network.



DESCRIPTION

Dairy Barn Mews is a modern development of 12 self-contained, high-specification office suites, arranged around a central parking courtyard. The development was completed to a high-standard by local builders, Rose in 2019/20.

Occupiers at Dairy Barn Mews include Chamberlain Phillips Estate Agents, Altorian Financial Management, Fitness @ Summers Park and Body Challenge Physiotherapy amongst others. The site has B1 Office use, however alternative, suitable uses may be considered (subject to planning).

Suites 7 & 8 are situated immediately opposite the entrance to the site with private ground floor lobby leading to the two self-contained suites at the first floor.

Ground Floor

Entrance Lobby / Foyer Store cupboard and stairs to first floor.

First Floor

Landing / Reception Large glazed window overlooking shared car park to front. Store cupboard. Space for reception desk / seating.

Suite 7 Open-plan layout with roof lights and glazing to front. Partitioned kitchenette area with access to WC. Air-conditioning.

Suite 8 Open-plan layout with roof lights and glazing to front. Cupboard style tea point/ kitchenette. WC. Air-conditioning.

Furniture available by way of separate negotiation.



ENERGY PERFORMANCE CERTIFICATE

Each suite has an EPC rating of A 19. A copy of the certificates are available on the GOV.UK Non-Domestic Energy Performance Certificate Register.

RATEABLE VALUE | BUSINESS RATES

The property has a rateable value of £17,000. Interested parties are advised to make their own enquiries with Tendring District Council Rates Department.

TERMS

The property is available to let by way of an assignment of the existing full, repairing and insuring lease expiring 31 March 2025 at a passing rent of £25,000 per annum exclusive. Alternatively, terms may be negotiable for a new lease, subject to contract.

SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of the car parking and landscape areas. The combined approximate service charge cost for suites 7 & 8, for the year 2023/2024 is £1,680. Further information is available on request.

VAT

The property is elected for VAT therefore VAT is applicable to the rent.

LEGAL FEES

Each party is to be responsible for their own legal fees in relation to any transaction.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Nicholas Percival to formally verify prospective tenant's identity, residence and source of funds prior to instructing solicitors.



FIRST FLOOR LOBBY

VIEWING

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

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E: info@nicholaspercival.co.uk

REF: C5377

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Stanway, Colchester, Essex CO3 0NQ

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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.