

oakheart



£200,000

Offers In The Region Of
Mayfly Way, Ardleigh, Colchester

- Prime Location In CO7 With Quick Access To The A12
- Visitor Parking Available Within The Estate
- Allocated Parking Directly Outside The Unit
- Access To A Communal Barn Facility
- Sit/Standing Desks And Monitors Included Within The Rental Price
- Service Charge Is Paid Every Six Months
- Two Bookable Meeting Rooms
- Ready-To-Use Workspace
- Available Now

MODERN OFFICE FOR SALE

A modern and well-presented commercial office unit located in CO7, offering excellent access to the A12 and forming part of a well-maintained business estate with allocated parking and additional visitor spaces. The office has been fully refurbished to a high standard within the last six months, including a new wired data network, energy-efficient PIR-controlled lighting, video conferencing capability, new IT rack and network hub, Amtico Oak flooring, and energy metering. The unit also benefits from self-contained superfast broadband. Sit-stand desks can be included within the sale, and the vendor may consider selling the property fully furnished by separate negotiation.

Owners and occupiers benefit from access to the estate's communal facilities, including a concierge service, meeting rooms, gym, kitchen and dining area, shower facilities, and the Evolve App, which provides discounted services and convenient facility booking.

An estate service charge is payable for the maintenance and operation of the communal facilities and wider estate. This is an excellent opportunity to acquire a high-quality, ready-to-occupy office within a thriving business community.

The property has been elected for VAT and therefore VAT will be payable on the purchase price.





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC



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Oakheart Land

01245 800189

land@oakheart.co.uk

20 Victoria Road, Chelmsford, Essex, CM1 1PA