

Waterside House

EARLS COLNE BUSINESS PARK, EARLS CONE, ESSEX, CO6 2NS



KEY HIGHLIGHTS

- 2,750 ft² (255.48 m²)
- Available Summer 2025
- Modern Air Conditioned Office
- High Speed Internet Provision (up to 1GB/s download speed)
- Kitchenette & W/C Facilities
- 77 Parking Spaces
- Well maintained Business Park with on-site security



Location

Earls Colne Business Park occupies an excellent location just 2.5 miles north of the A120 Stansted to Harwich trunk road and 5 miles north of the A12. Colchester, Braintree and Chelmsford are 8, 6 & 15 miles distant respectively.

Earls Colne Business Park benefits from a fully landscaped environment, on-site security, CCTV monitoring with number plate recognition of all vehicles accessing the site, nursery, hair dresser, The Essex Golf and Country Club with gym and 9 tennis courts, 2 padel courts, driving range, and swimming pool & spa. There is also a fully licenced restaurant & bar and Anglian Flight Centre / airfield which is fully CAA licensed.

Description

Waterside House is an attractive property, featuring a gated car park and a decorative pond with a water feature, creating an impressive first impression. The reception area offers both stairs and a passenger lift for access to the first floor. Both the ground and first floors are equipped with male, female, and accessible WC facilities, as well as kitchenette and canteen amenities. The offices are designed with a flexible, predominantly open-plan layout, ready for tenant fit-out. They include suspended ceilings with LED lighting and raised access floors. On the first floor, there are two meeting/training rooms, in addition to a covered balcony area.

The building is complemented by a self-contained car park, offering 77 parking spaces, with the flexibility to accommodate double parking if needed.

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Accommodation

Approximate Net Internal Floor Areas. Source; VOA

Floor	ft ²	m ²
Part First Floor - Office 2	2,750	255.4

Terms

The premises are available to let on a new full repairing and insuring lease, with lease terms to be agreed. Rent of £51,000 per annum exclusive for the whole.

We are advised that VAT is applicable.

Note: Consideration will be given to a letting in part subject to lease terms and covenant.

Service Charge

A service charge will be applicable to cover costs of; water and sewage, external road/grounds maintenance & landscaping, site security and buildings insurance.

Approximate cost for the current year is £12,275 plus VAT, payable on account.

VAT

VAT will be applicable on the rent and service. All rents and prices are exclusive of VAT under the Finance act 1989.

Business Rates

We are advised that the building has a rateable value, with effect from the 1st April 2023, of £195,000. Therefore approximate rates payable £106,500.

EPC

We have been advised that the premises fall within class B (34) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request



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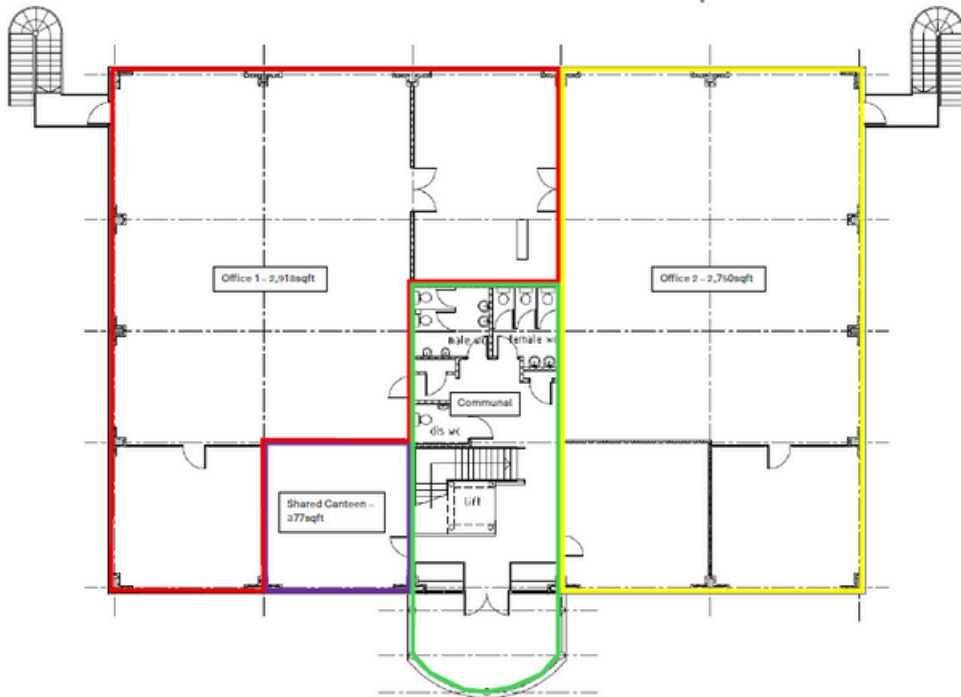
Legal Costs

We have been advised that the premises fall within class B (34) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request

Floor Plans

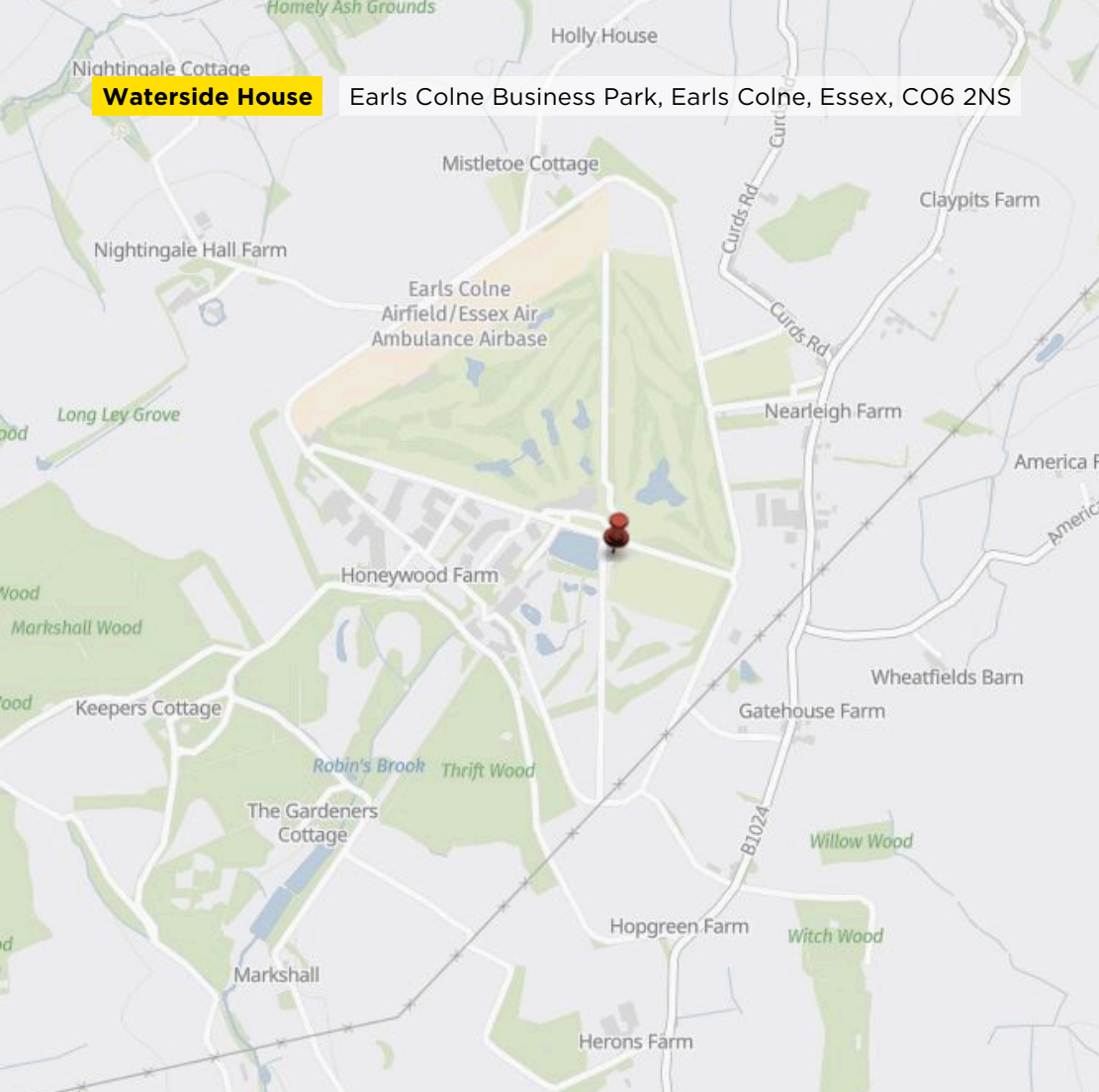
The floor plan provided is for indicative purposes only and not to be relied upon.

Waterside House – First Floor



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