



AVAILABLE TO LET

Well Presented Two Storey Office Building

6 Lanswoodpark, Broomfield Road
Elmstead Market, Colchester, CO7 7FD

RENT

£39,995

per annum

AVAILABLE AREA

2,114 sq ft

[196.4 sq m]

IN BRIEF

- » 6 Month Rent Free Period Available* (subject to eligibility, further details under "Terms")
- » Air Conditioning & LED Lighting
- » Meeting Rooms, Two W/C's & Tea Point Facilities
- » Popular & Established Business Park Location
- » Easy A12 / A120 Access
- » Eight On Site Car Parking Spaces

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 links to the A12/A14 and national motorway network.

DESCRIPTION

The office accommodation is self-contained and arranged over two floors. The ground floor consists of an open plan space, with a separate office / store to the front of the building, and an additional office / meeting room space to the rear which also benefits from a tea point facility.

Stairs lead to the first floor which comprises predominantly open plan space, with tea point and W/C facility, and also benefits from a meeting room. There is an accessible W/C on the ground floor.

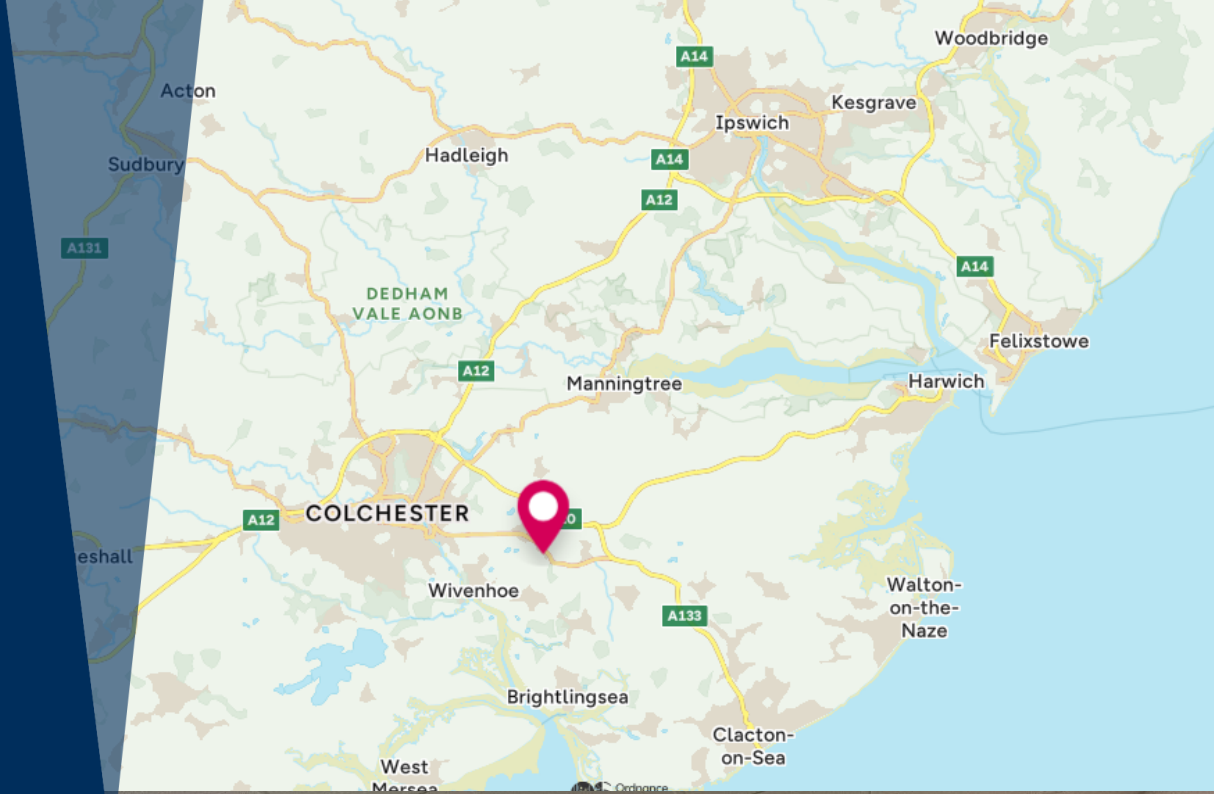
The specification includes LVT flooring, suspended ceilings with recessed LED lighting, perimeter trucking for power and network cabling and wall mounted heating / cooling units (not tested).

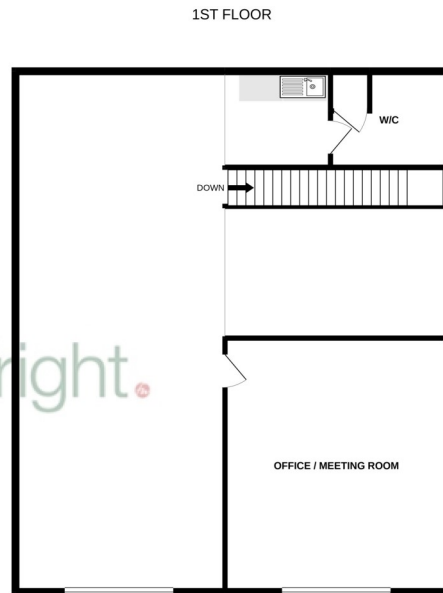
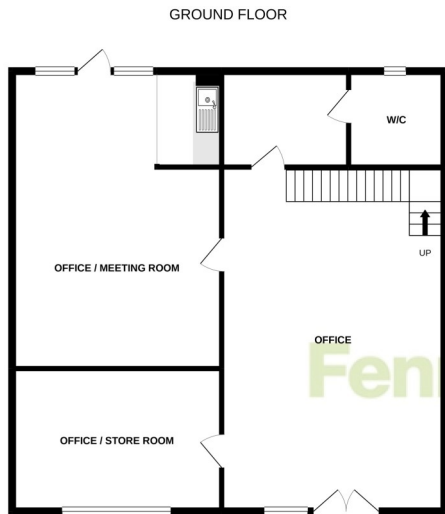
There are eight allocated car parking spaces plus shared visitor spaces available on site.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Ground Floor: 978 sq ft [90.9 sq m] approx.
- » First Floor: 1,136 sq ft [105.5 sq m] approx.
- » Total: 2,114 sq ft [196.4 sq m] approx.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS

The premises are available to let on a new full repairing and insuring lease, on a lease term of five years (incorporating an option to break at the end of the third year), at a rent of £39,995 per annum.

Rent is payable quarterly in advance, and we are advised that VAT is applicable.

*As a new letting incentive for prospective tenants, the landlords will grant a 6 month rent free period, to be reflected as 3 months at the end of the third year and a further 3 months at the end of the fifth year, provided the tenants do not execute the break clause.

This incentive is subject to full lease terms being agreed and subject to a review of the prospective tenants covenant strength,

SERVICE CHARGE/ BUILDINGS INSURANCE

A service charge is applicable to cover; buildings insurance, maintenance of the estate communal areas, landscaping, lighting, CCTV and car parking areas. Full details available upon request.

The approx. cost for the current year £5,500 plus VAT.

BUSINESS RATES

We have been informed that the rateable value is currently split between the ground & first floors.

The ground floor has an RV of £17,500, and the first floor an RV of £18,750. We estimate that the rates payable are therefore likely to be in the region of £18,100 per annum.

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

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class B (26) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

VAT

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

LEGAL COSTS

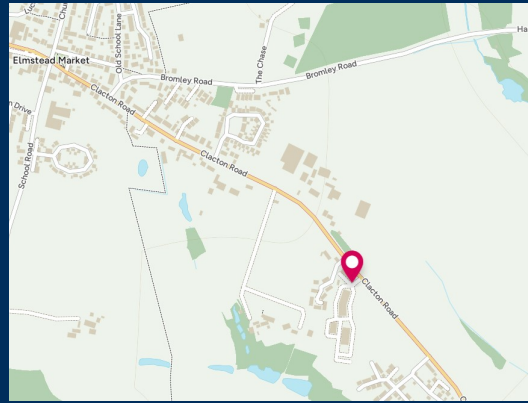
Each party will bear their own legal costs.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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Particulars created 10 September 2024

Fenn Wright

