



REDUCED FIRST YEARS RENT AVAILABLE*

**reduced rents subject to lease terms and tenant covenant*

Available To Let - Well Presented First Floor Office With Air Conditioning

Suite 4, Gun Hill House, Gun Hill Trading
Estate, Dedham, Essex, CO7 6HR

RENT FROM

£8,040

per annum (plus VAT)

AVAILABLE AREA

670 sq ft

[62.2 sq m]

IN BRIEF

- » Reduced Rent in Year 1 *(subject to lease terms)*
- » Well Presented First Floor Office
- » Shared WC & Kitchenette Facilities
- » Air Conditioning (Cooling & Heating)
- » On Site Car Parking Spaces Available
- » Excellent A12 / A120 Access

LOCATION

Gun Hill Trading Estate is very well located on the outskirts of Dedham, approximately 4 miles from Colchester and 8 miles from Ipswich. The site is fenced and gated.

Conveniently situated next to the A12 between junctions 29 and 30, the site offers fast access to the East Coast ports of Harwich and Felixstowe, Stansted Airport, as well as the A14 and M25.

DESCRIPTION

Accessed via a shared communal entrance lobby, the first-floor office accommodation provides a cellular office layout with additional storage space.

The accommodation benefits from excellent natural light, electric heating, air conditioning (not tested), carpeting throughout, large double-glazed windows, and perimeter trunking with power sockets.

Shared WC facilities are located on the first floor, with further kitchenette and WC amenities available on the ground floor.

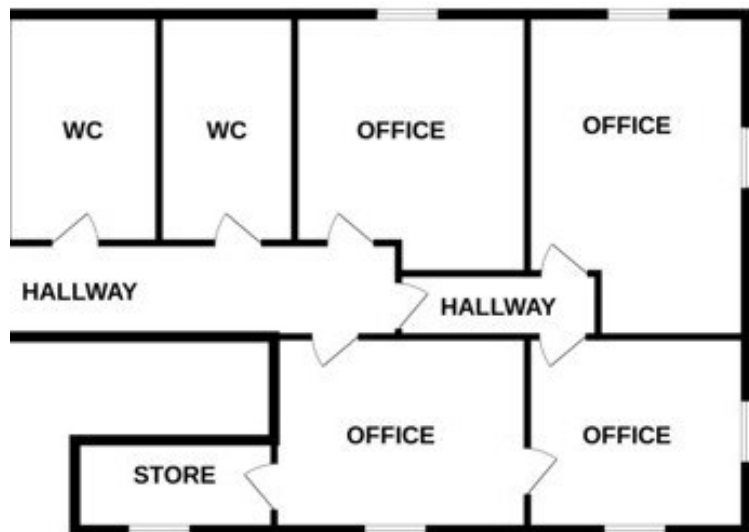
On-site parking is available in the main car park, with potential for 4-6 spaces to be allocated to the office (to be discussed).

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Suite 4: 670 sq ft [62.24 sq m] approx.





TERMS

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed at a rent of £8,040 per annum plus VAT, payable quarterly in advance.

An initial introductory offer may be considered for the first 6 months.

BUILDINGS INSURANCE

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant.

SERVICE CHARGE

A service charge, equivalent to 10% of the rent, is applicable to cover; maintenance of the estate communal areas, landscaping, lighting, security and car parking areas.

BUSINESS RATES

We are advised that the premises are pending an assessment for business rates purposes.

For rateable values below £12,000, 100% small business rate relief may be available, subject to eligibility.

We recommend all parties make their own direct enquiries with the local rating authority.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (80) of the energy performance assessment scale.

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

VAT

We are advised that VAT will be applicable. All rents and prices are exclusive of VAT under the Finance Act 1989.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

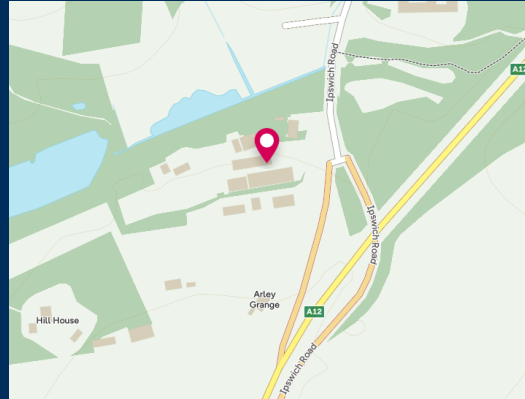
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

VIEWINGS STRICTLY BY APPOINTMENT
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Particulars created 17 July 2026

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