



## AVAILABLE TO LET

Well Presented Two-Storey Office Building With Approx. 23 Parking Spaces

71 London Road, Copford  
Colchester, Essex, CO6 1LG

## RENT

£90,000  
per annum (plus VAT)

## AVAILABLE AREA

4,786 sq ft  
[444.7 sq m]

## IN BRIEF

- » Detached Two Storey Business Premises
- » Predominantly Open-Plan Layout
- » Various Meeting Rooms / Directors Offices
- » Breakout Areas, Kitchenette & WC Facilities
- » Approx. 23 Car Parking Spaces (Front, Side & Rear)
- » Easy Access to A12 / A120

## LOCATION

The property is situated on the eastern side of London Road mid way between the Tollgate and Marks Tey A12 interchanges. The A12 is only 3/4 of a mile to the west and provides excellent access to the M25 and national motorway network. Marks Tey railway station, which offers a mainline service to London, is approximately 1 mile to the west.

## DESCRIPTION

The property comprises a detached, purpose-built two-storey office building with front and rear car parking. The accommodation is well presented and arranged over ground and first floors, predominantly in an open-plan layout, with additional cellular offices / meeting rooms / directors' offices.

The specification includes carpeting throughout, suspended ceilings with LED lighting, wall-mounted gas radiators providing heating, and double glazed windows providing excellent natural light.

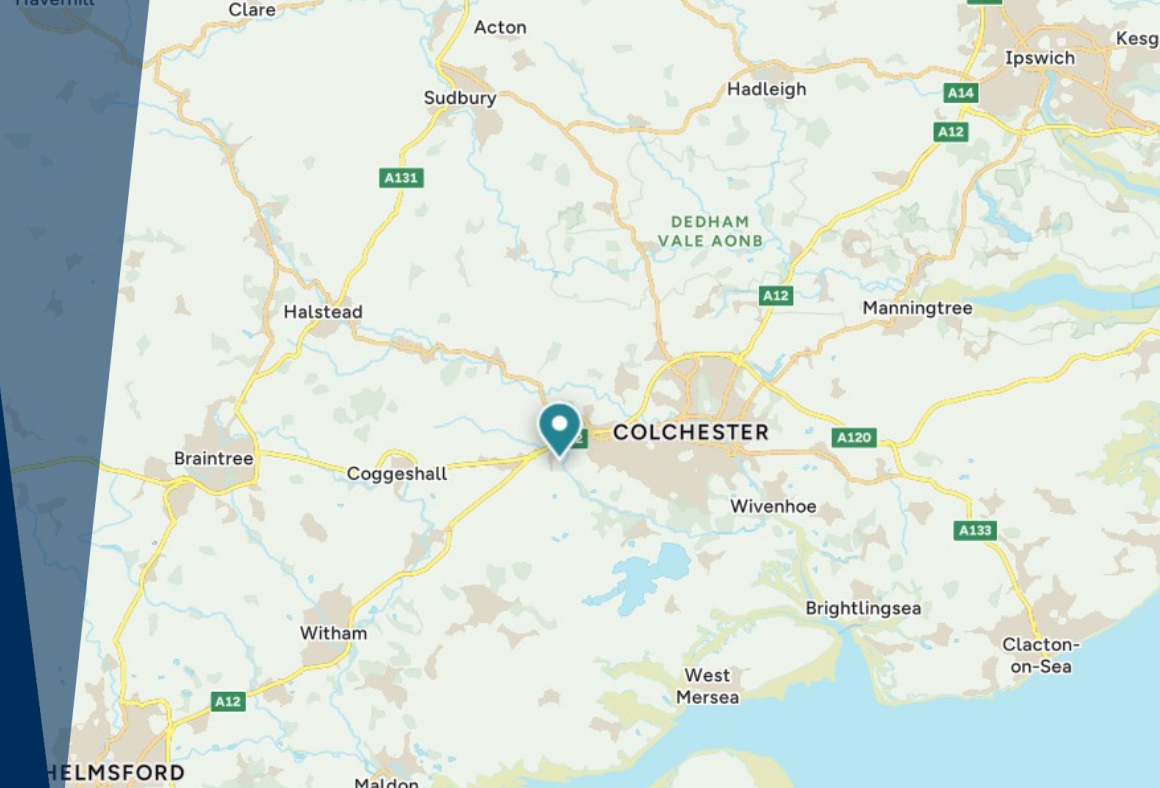
Amenities include WC, shower and tea point facilities on the ground floor, with additional WC's and larger kitchenette / breakout area on the first floor.

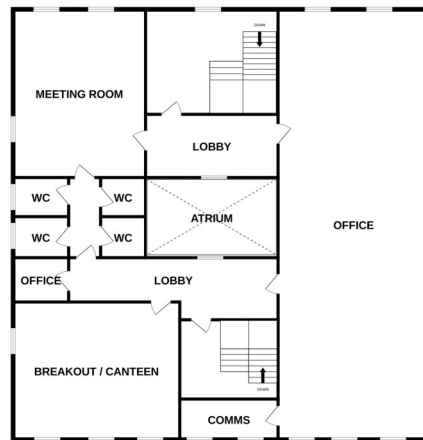
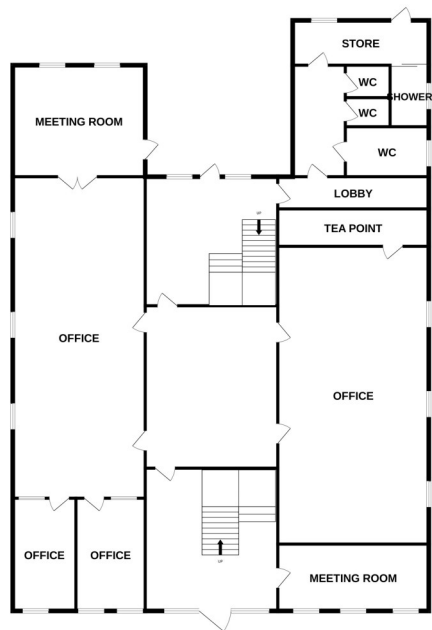
Externally there is a brick paved forecourt at the front providing approx. 4 - 6 spaces with further parking to the side and rear providing an additional 17 car parking spaces.

## ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Ground Floor: 2,499 sq ft [232.2 sq m] approx.
- » First Floor: 2,287 sq ft [212.5 sq m] approx.
- » Total: 4,786 sq ft [444.7 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, with lease length and terms to be agreed, at a rent of £90,000 per annum (plus VAT).

The rent is to be payable quarterly in advance by standing order. We are advised that VAT will be applicable.

Consideration may be given to a sub-letting or assignment in part (either the ground or first floor). Further details are available upon request.

## BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. For the current year the approximate cost is TBC plus VAT.

Tenants are to be responsible for their own contents and other liability insurances.

## SERVICE CHARGE

No service charge is currently levied for the common parts, however the landlord will reserve the right to charge a fair proportion.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £58,000. We therefore estimate that rates payable are likely to be in the region of £32,190 for the current year (based on the current multiplier of 55.5p).

With effect from 1st April 2026, the RV will be £73,500. We therefore estimate that rates payable from April 2026 are likely to be in the region of £35,280 (based on the future multiplier of 48p).

Interested parties are advised to make their own enquiries direct with the local rating authority, to confirm their liabilities in this regard.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C (71) 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 on the rent. All rents and prices are exclusive of VAT under the Finance Act 1989.

## LEGAL COSTS

Ingoing tenants will be expected to bear their own legal costs involved with this transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

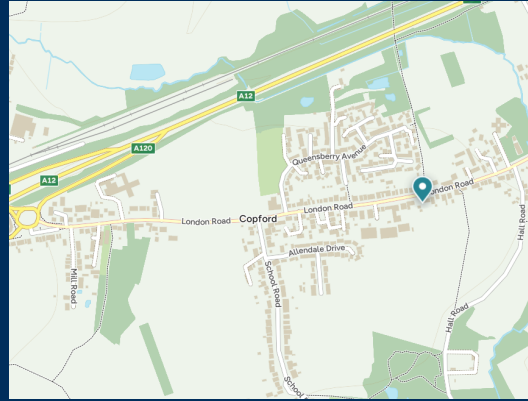
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

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

**Fenn Wright  
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Particulars created 9 December 2025

