



**AVAILABLE TO LET**

High Quality Office With On Site Car Parking

2 Oak House, Vale View Business Units, Crown Lane South, Ardleigh, Essex, CO7 7PL

**RENT**

**£16,000**  
per annum

**AVAILABLE AREA**

**798 sq ft**  
[74.5 sq m]

## IN BRIEF

- » Flexible Lease Terms (to be discussed)
- » Built in 2015 to a High Standard
- » Very Well Presented with Heating & Cooling
- » Open Plan Layout With Mezzanine Level
- » Five Allocated Car Parking Spaces
- » Extra Parking Possible
- » W/C & Kitchenette Facilities

## LOCATION

The office is situated approximately 4 miles to the North East of Colchester City Centre, and accessed via the A137 John De Bois Hill / Colchester Road.

Good access is available to the inner ring road system which links directly to the A12/ A120 providing easy access to Stanstead Airport and the East Coast ports of Harwich and Felixstowe. Colchester main line railway station (London Liverpool Street approx. 55 mins) is approximately 4 miles distant.

## DESCRIPTION

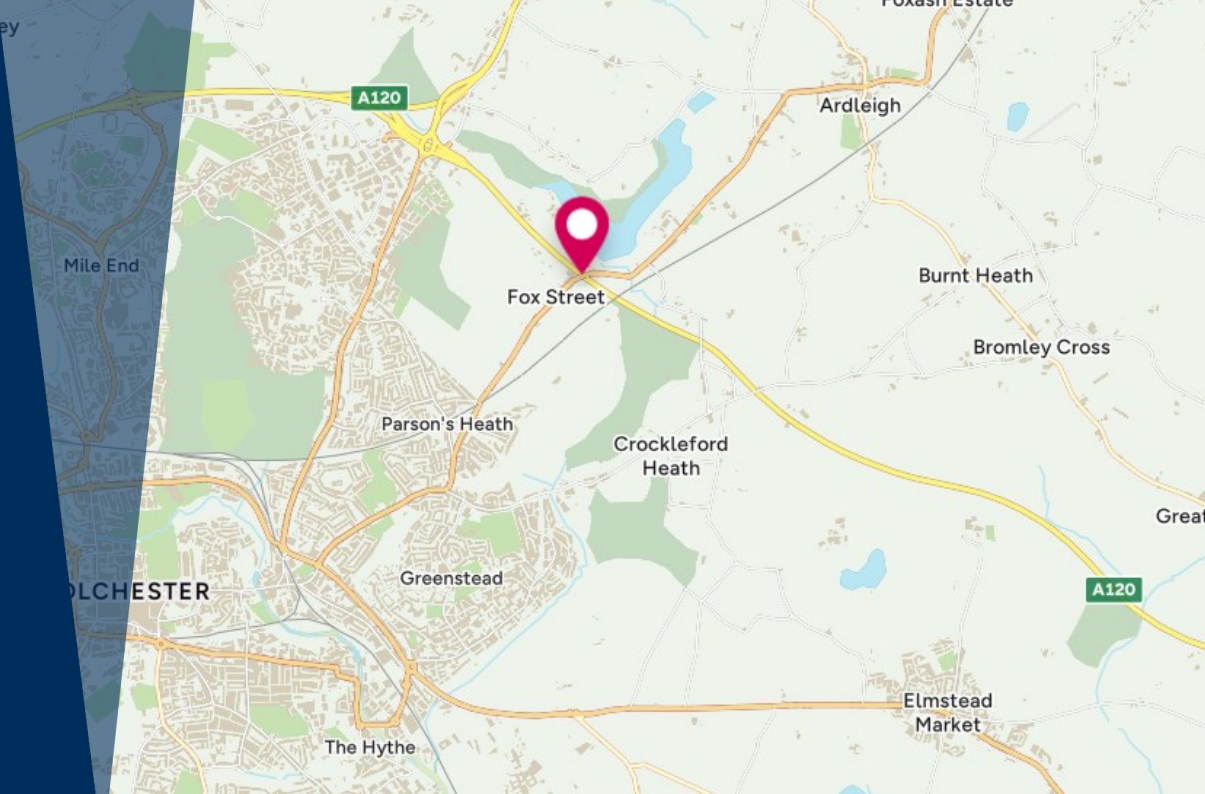
Very well presented self contained two storey office which benefits from a high specification to include; heating and cooling, CAT5 cabling, lighting, fire alarm, intruder alarm, carpeting, vaulted ceiling, kitchenette area and accessible W/C facilities.

There are five allocated car parking spaces provided on site within the landscaped grounds. An additional two spaces are available if required, terms available upon request.

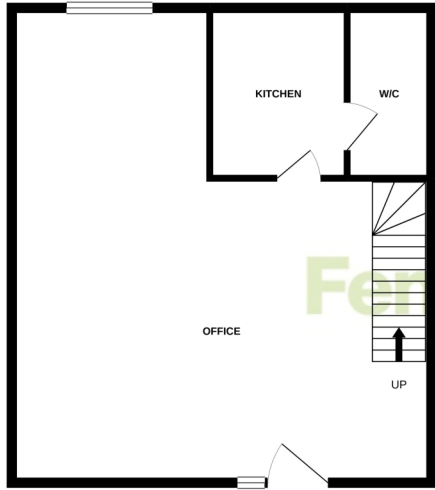
## ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Total: 798 sq ft [74.5 sq m] approx.



GROUND FLOOR



1ST FLOOR



FornWright.

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, lease length and terms to be agreed, at a rent of £16,000 per annum.

We are advised that VAT is applicable.

## SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, parking areas & lighting, refuse collection, sewage, and exterior decoration.

The approx. cost for the current year £650 plus VAT.

## BUSINESS RATES

We have been informed that the rateable value is £12,250.

For rateable values between £12,000 - £15,000, concessionary rate relief may be available, subject to eligibility.

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

## BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

The approx. cost for the current year is £110 plus VAT.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class B (27) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office 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

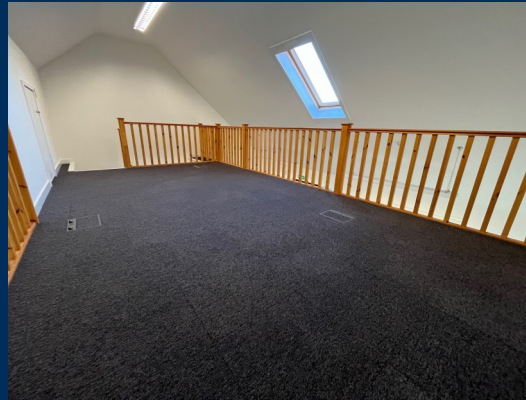
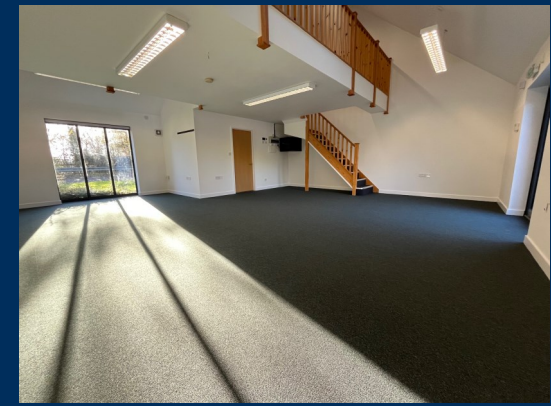
Each party will bear their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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882 The Crescent  
Colchester Business Park  
Colchester  
Essex CO4 9YQ

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OS licence no: TT000311015

Particulars created 29 November 2024

