

01206 577667

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Part First Floor Office – To Let



## **Waterside House, Lancaster Way, Earls Colne Business Park Airfield, Earls Colne, Colchester CO6 2NS**

Asking Rent: £51,000 Per Annum Exclusive

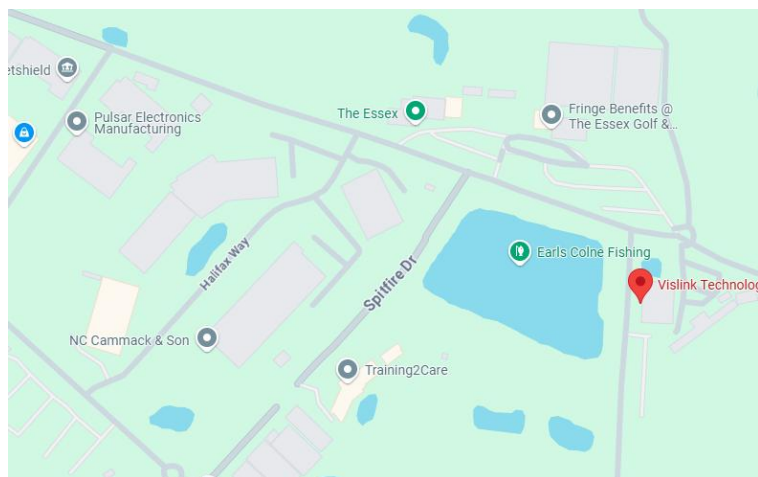
2,750 Sq.Ft (255.48 Sq.M)

- Scenic, landscaped business park
- 20 Car Parking Spaces
- Air Conditioned
- Ultra-Fast internet-up to 1 GB upload/download available
- 24/7 On Site Security
- Refurbishment programme for 2025
- Adjacent to Golf & Country Club
- Overlooking fishing lake and 9-hole golf course

## 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, and 15 miles distant respectively.

The Park benefits from a fully landscaped environment, on-site security, CCTV monitoring at the entrance, the Essex Golf Club and Hotel with gym, 9 tennis courts, driving range, and swimming pool & spa. There is also a fully licenced restaurant and bar, an on-site creche and Anglian Flight Centre / airfield which is fully CAA licenced.



## Description

A modern detached two storey office building located within an attractive landscaped environment adjacent to The Essex Golf Academy and Fishing Lake.

The accommodation consists of superb open plan office accommodation at first floor with central communal kitchen and wc's. Also benefiting from a shared ground floor central reception area, platform lift, air conditioning, double glazing, boardroom and shared external decking.

Externally, there is a large car park which offers scope for further double parking if needed.

## Accommodation

The property benefits from the following Net Internal Area (NIA):

Office 2 - First Floor 2,750 sq.ft (255.48 sq.m)

## Asking Terms

The office is available by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed with regular upward only rent reviews at an asking rent of £51,000pax.

## Service Charge

The office is subject to a service charge relating to common parts and external maintenance. Security and insurance. Details available on request.

## Business Rates

The whole property appears in the Valuation List with a Rateable Value of £195,000. A re-assessment will be required for the office available.

## Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

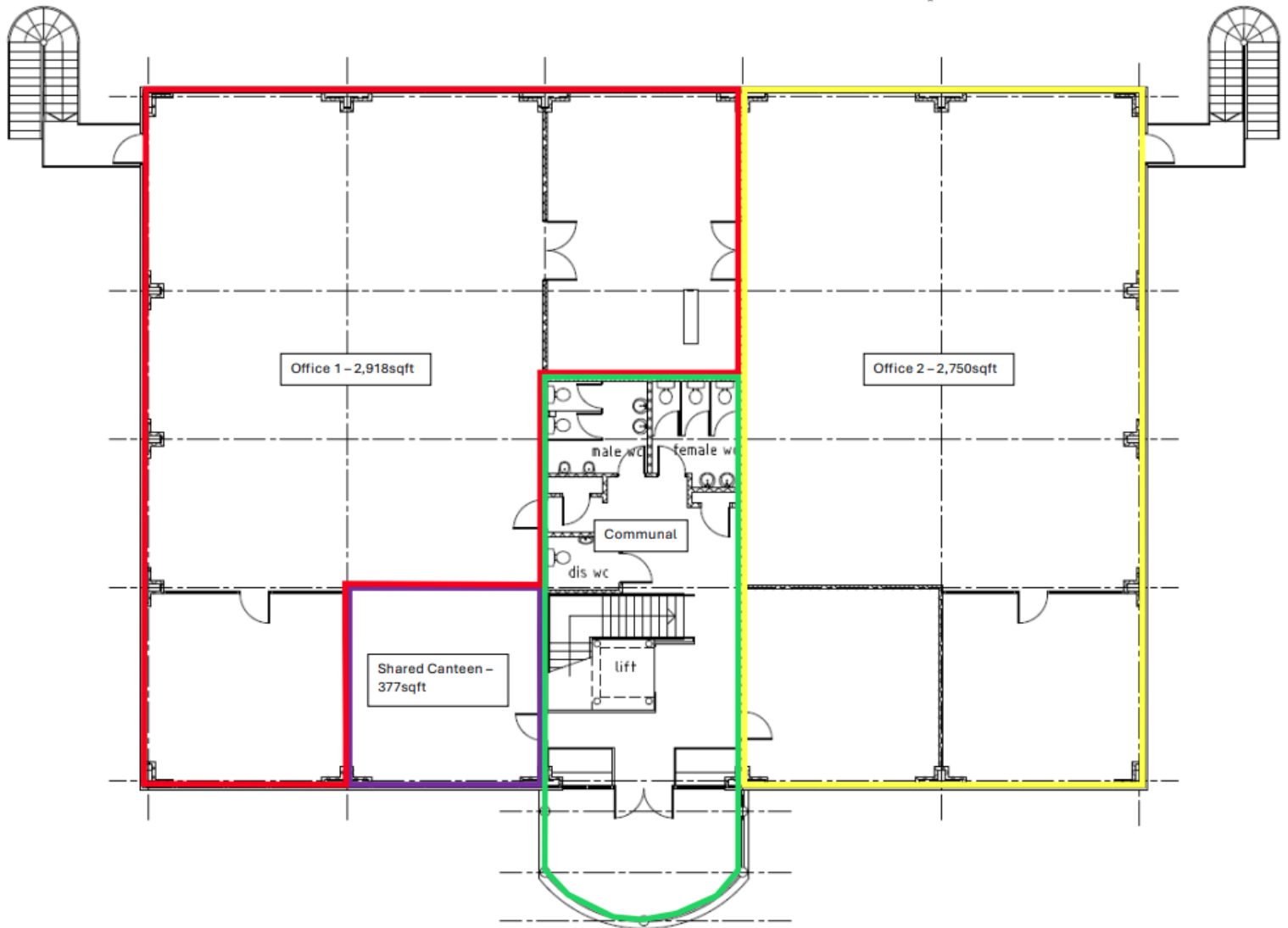
## Energy Performance Certificate

The property has an EPC rating of B34.





## Waterside House - First Floor



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