



AVAILABLE TO LET

Attractive Serviced Offices with Parking

Nags Corner, Wiston Road,  
Nayland, Suffolk, CO6 4LT

RENT FROM

£410

PCM plus VAT

AVAILABLE AREA FROM

150 sq ft + Reception Area  
[13.9 sq m]

## IN BRIEF

- » Well Presented Serviced Offices
- » Flexible “Easy-In Easy-Out” Lease Terms Available
- » Kitchen & W/C Facilities Provided
- » On Site Car Parking Available
- » Attractive Rural Location

## LOCATION

Nags Corner is situated immediately fronting the A134 at Nayland on the Essex/ Suffolk border, some 6 miles north of Colchester.

The suites benefit from excellent road connection with the A12 lying just 5 miles away, ensuring easy access to London, Chelmsford, Ipswich and beyond.

## DESCRIPTION

This centre offers modern managed office space of 28 units ranging from 70 sq ft to 1,000 sq ft. The offices benefit from laminate flooring, 24 hour access and shared kitchenette & W/C facilities.

Externally there is adequate on site car parking along with rural views overlooking Dedham Vale.

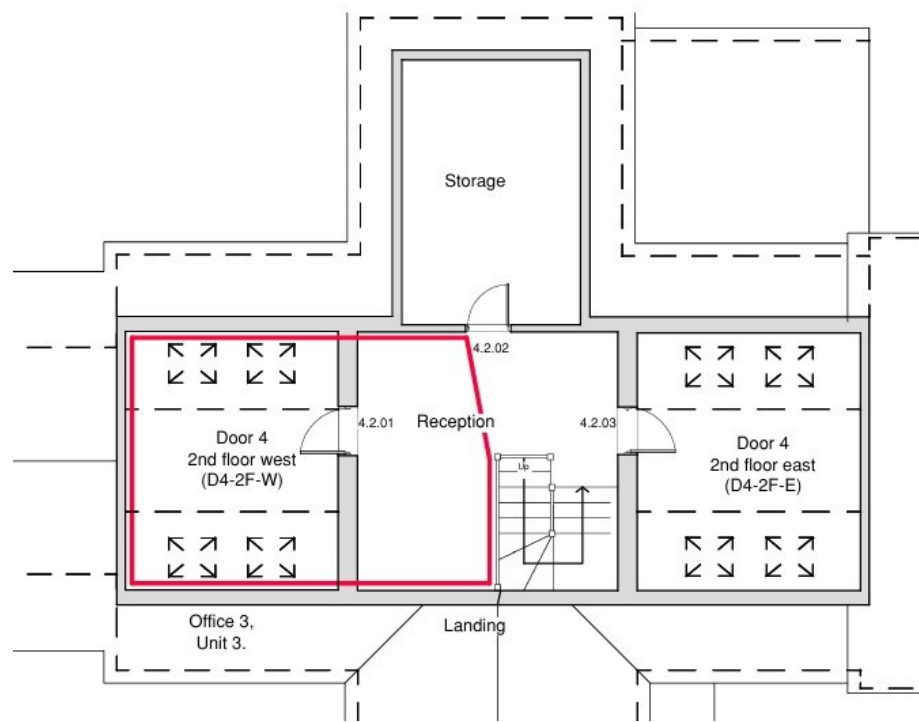
## ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Second Floor West, Door 4: 150 sq ft\* [13.9 sq m] approx. £410 pcm

\*plus reception area. If the reception area is not required, a discounted rent may be available.





## TERMS

The suites are available for a minimum term of 12 months on a simple licence agreement at an inclusive rent basis, at a rent as outlined on page 2.

Second Floor West, Door 4 includes a separate reception area; however, if this area is not required, a discounted rate may be available.

We are advised that VAT will be applicable on the rent.

The licence includes: water rates, electricity, heating, building & grounds maintenance, 24 hour access, building insurance (not contents), kitchen facilities' and extensive car parking.

Services that are not in the agreement are: telephone and broadband, business rates, office cleaning, and office furniture.

## DEPOSIT

A deposit of three months rent (plus a sum equivalent to VAT) is required from the start of the term.

## BUSINESS RATES

Licensees are responsible for their individual Business Rates. Small business rate relief may be available to eligible businesses.

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

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (76) 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 16 April 2026

