



**AVAILABLE FOR SALE OR TO LET**

Prestigious Office Suites With On Site Car Parking

Aster House, Lanswoodpark, Broomfield Road,  
Elmstead Market, Colchester, CO7 7FD

**RENT FROM**

**£20,000**  
per annum

**SALE FROM**

**£325,000**  
plus VAT

**AVAILABLE AREA FROM**

**1,220 sq ft**  
[113.3 sq m]

## IN BRIEF

- » New Build High Specification Offices
- » Air Conditioning & Ventilation
- » LED Lighting & High Speed Broadband
- » Established Business Park Location
- » Easy Access to A120

## LOCATION

Lanswoodpark is prominently located on Broomfield Road, in a countryside setting, approximately four miles to the East of Colchester and within 2.5 miles of the A120 dual carriageway which provides excellent road links to the national motorway network.

British Rail Stations are available close by in both Wivenhoe and Colchester.

## DESCRIPTION

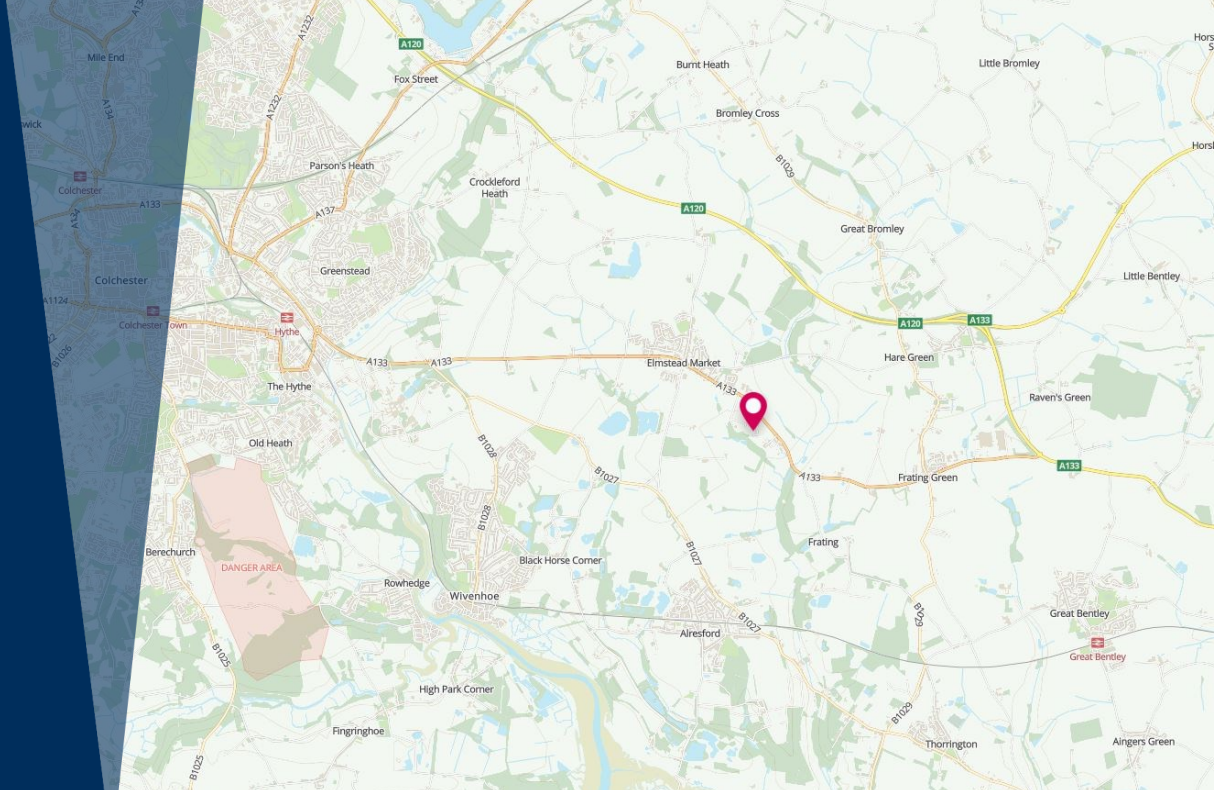
Lanswoodpark comprises three new detached two storey buildings on site.

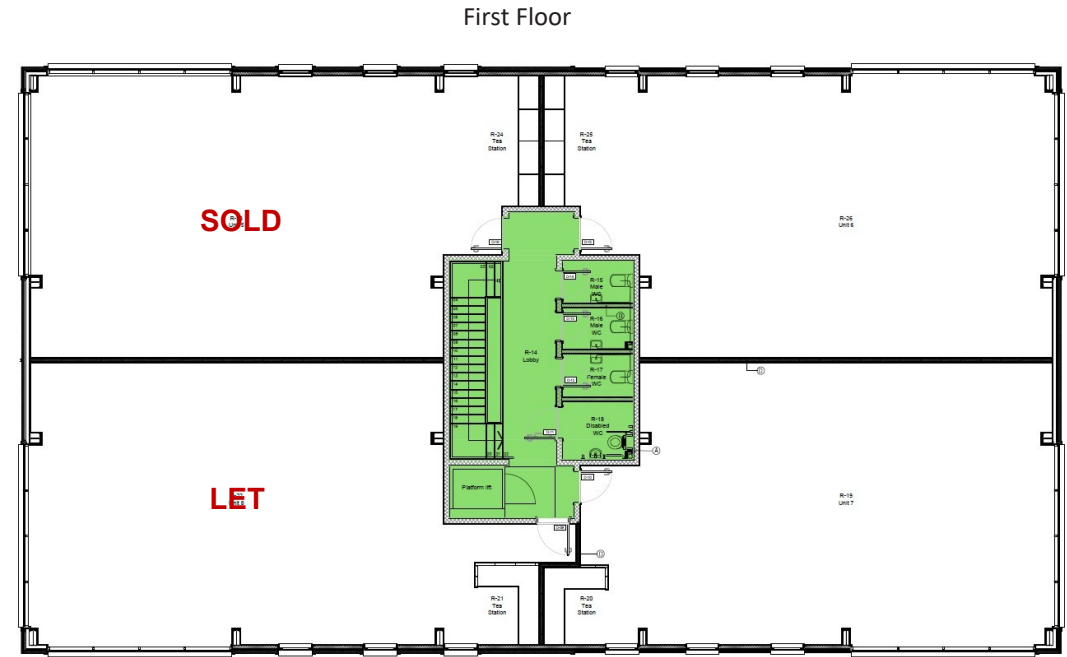
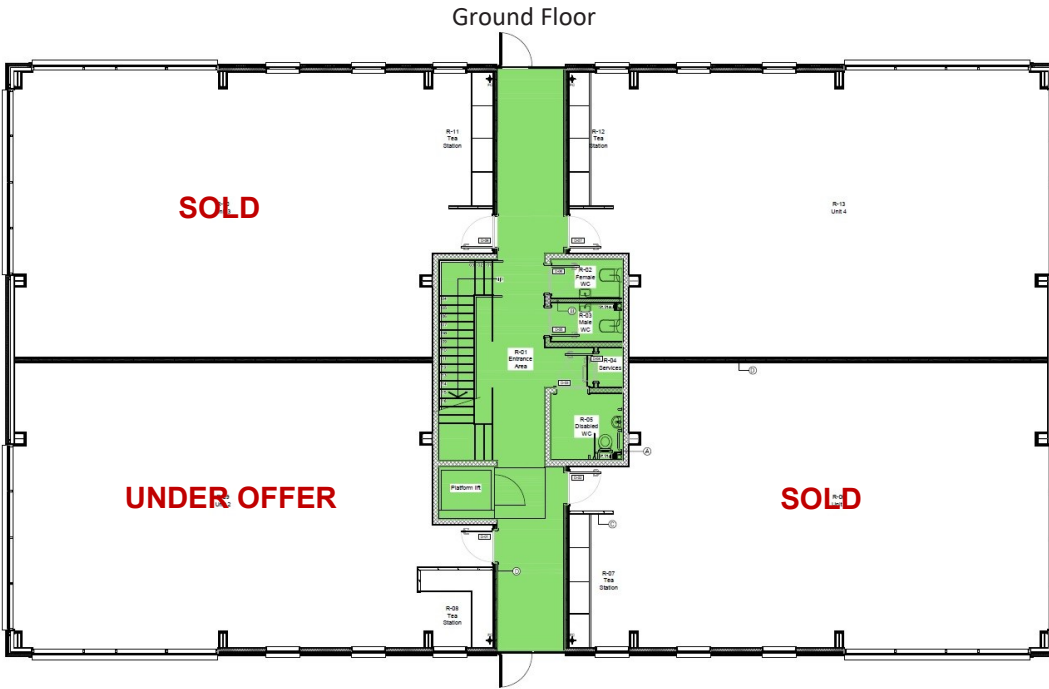
Aster House is built to a high standard of specification to include; clad and rendered elevations, double glazed aluminium windows and doors, suspended ceilings with recessed LED lighting, air sourced air conditioning and ventilation, raised access floors, fire alarm systems, kitchenettes & W/C facilities.

The ground floor offices benefit from their own private personnel doors, whilst access to the first floor offices are via a communal personnel door at ground level, with stairway and lift access to the first floor suites.

Externally, there are allocated car parking spaces for each suite, plus ample additional visitor parking available on site. Additional allocated spaces are available by negotiation.

There is also an on-site Café





## ACCOMODATION

[Approximate Net Internal Floor Areas]

Requirements from approx. 1,185 sq ft net internal can be accommodated. Each building is circa 9,860 sq ft with 4,930 sq ft per floor. Offices to be handed over in an open plan layout ready for the tenants / owners fit out. See table below for indicative sizing and pricing. We are advised that VAT is applicable.

### Aster House

- » 2, Ground Floor: 1,185 sq ft [110.1 sq m] approx.
- » 4, Ground Floor: 1,220 sq ft [113.3 sq m] approx.
- » 6, First Floor: 1,255 sq ft [116.6 sq m] approx.
- » 7, First Floor: 1,235 sq ft [114.7 sq m] approx.

### Price

UNDER OFFER

£325,000

£335,000

£335,000

### To Let

£20,000 pa

£20,000 pa

£20,000 pa

### Parking

6

6

6



## TERMS

The offices are available for sale on 199-year ground leases at an initial peppercorn rent. Prices as outlined on page 3 (subject to contract).

Alternatively the offices are available to let on new full repairing and insuring leases, lease length and terms to be agreed. Rents as outlined on page 3 (subject to contract).

We are advised that VAT will be applicable.

## SERVICE CHARGE

A service charge is applicable to cover the costs of the maintenance and repair of the external communal areas, exterior lighting, security, car park and landscaping.

Approx. cost for the current year is £4.30 per sq ft (plus VAT).

## BUSINESS RATES

The available offices are still pending individual assessments.

However, based on assessments for other offices within Aster House, rateable values are likely to be in the region of £12.50 - £16.50 per sq ft, therefore rates payable likely to be in the region of £6.20 - £8.20 per sq ft per annum.

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

## BUILDINGS INSURANCE

This will be arranged by the landlord with the cost to be recovered from the occupiers of the building.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the offices fall within classes A & B (24-27) of the energy performance assessment scale.

The EPC assessments and recommendation reports are available from our office upon request.

## VAT

We have been advised that VAT is applicable on the rent and purchase price.

Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

## LEGAL COSTS

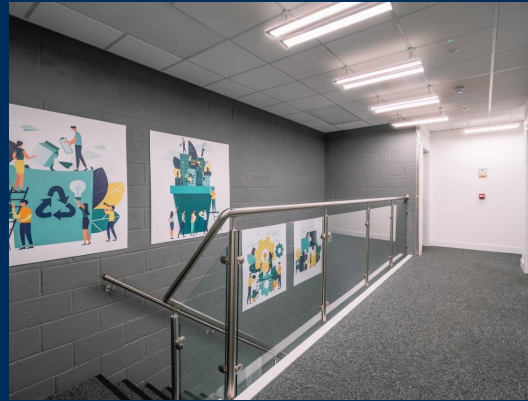
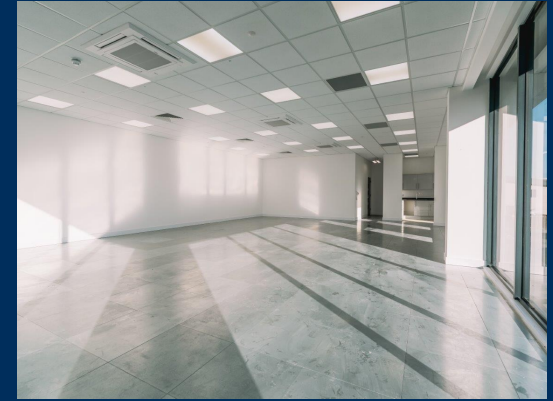
Each party will bear their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE SELLING / LETTING AGENTS:

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Particulars created 06 May 2025

