



AVAILABLE TO LET

High Quality, Self-Contained Office Building

2 Lanswoodpark, Broomfield Road,
Elmstead Market, Colchester, CO7 7FD

RENT

£18,950
per annum (plus VAT)

AVAILABLE AREA

1,005 sq ft
[93.4 sq m]

IN BRIEF

- » Two Storey Office Building
- » Four Allocated Parking Spaces
- » Air Conditioning & LED Lighting
- » Meeting Room, Two W/C's & Tea Point Facilities
- » Easy A12 / A120 Access
- » Popular & Established Business Park Location

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 links to the A12/A114 and national motorway network.

DESCRIPTION

The office accommodation is self-contained and arranged over two floors. There is a large open plan office on the ground floor with a separate tea point and accessible WC to the rear. The first floor is predominantly open plan, with a glass partitioned meeting room, storage area and a single WC.

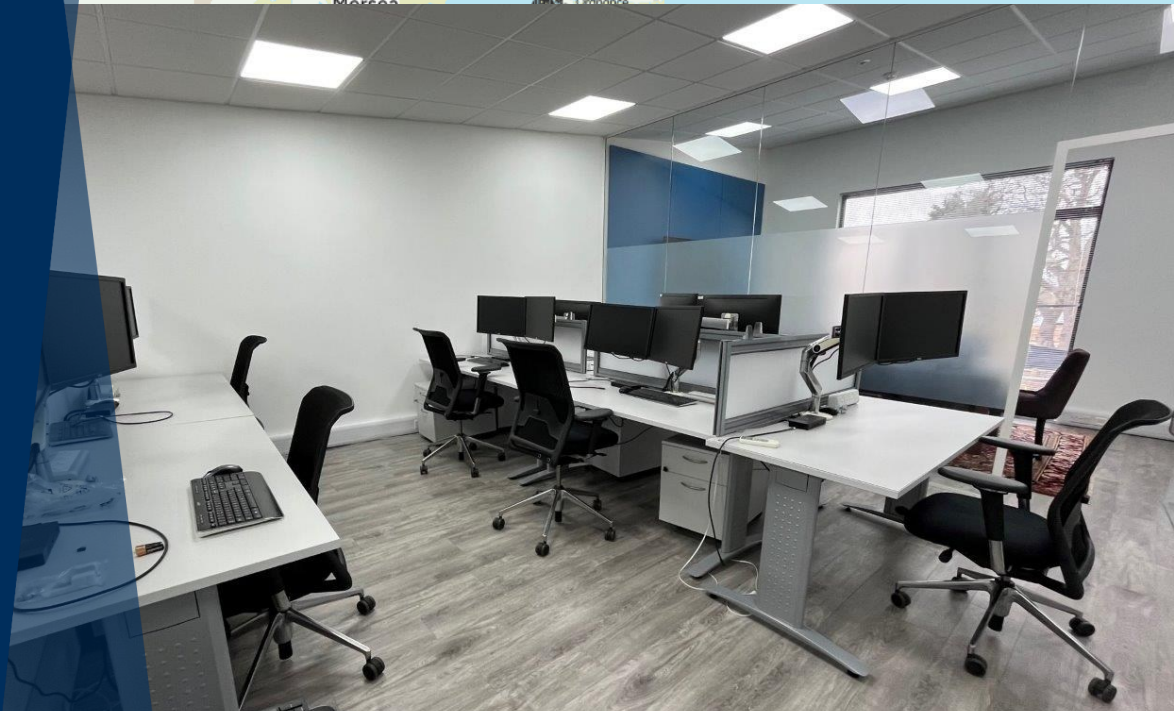
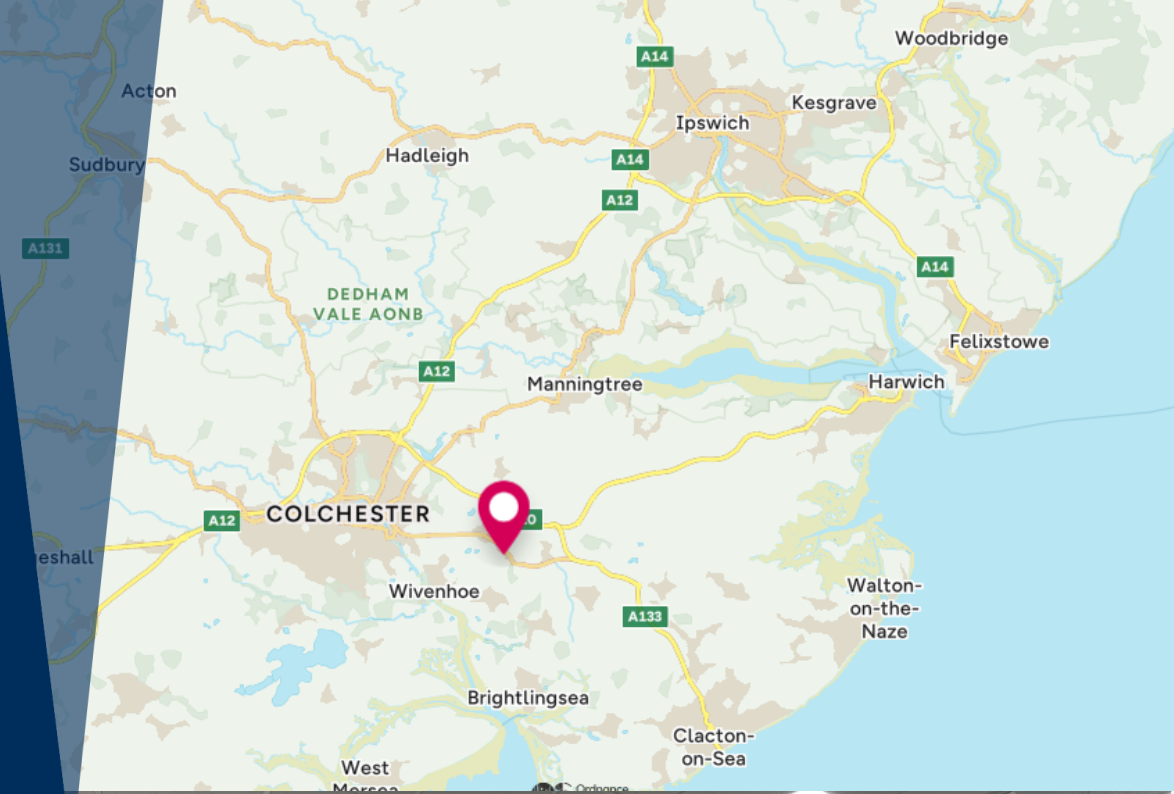
The specification includes LVT flooring, suspended ceilings with recessed LED lighting, perimeter trucking for power and network cabling and wall mounted heating / cooling units (not tested).

There are four allocated car parking spaces plus shared visitor spaces available on site.

ACCOMMODATION

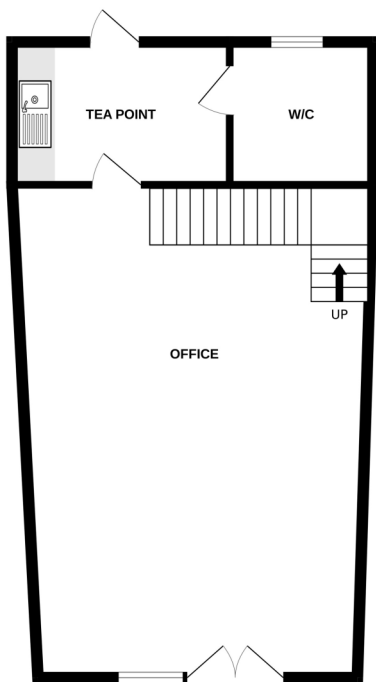
[Approximate Net Internal Floor Areas]

- » Ground Floor: 471 sq ft [43.8 sq m] approx.
- » First Floor: 534 sq ft [49.6 sq m] approx.
- » Total: 1,005 sq ft [93.4 sq m] approx.

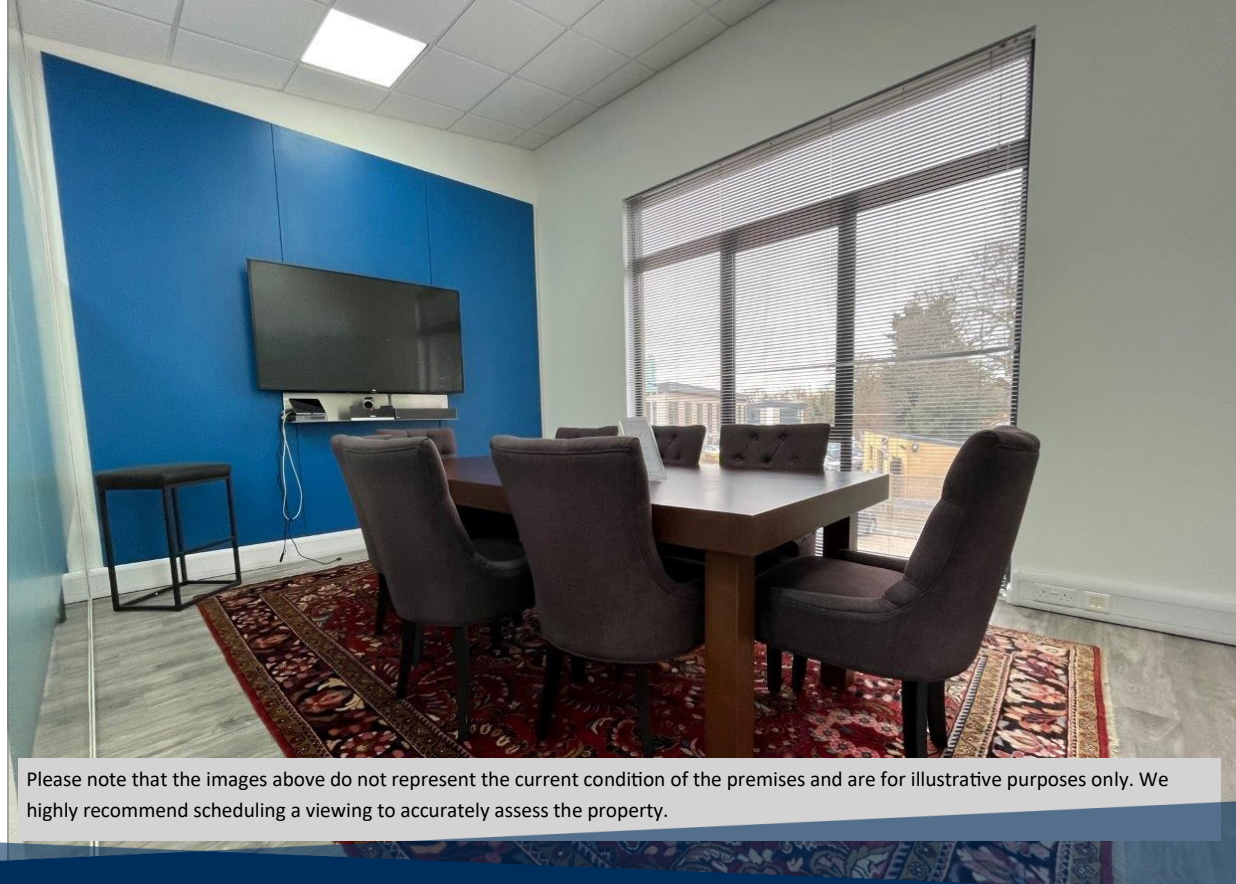
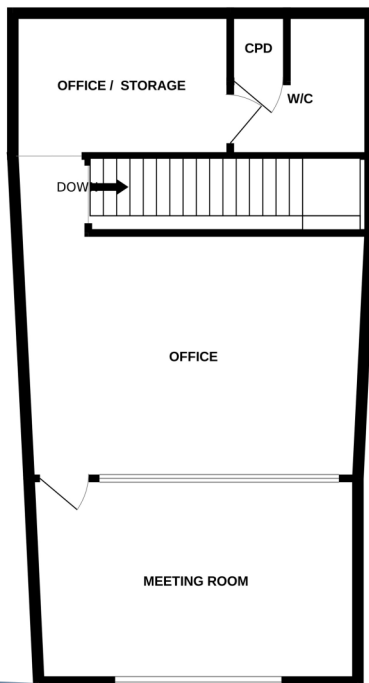


Please note that the images above do not represent the current condition of the premises and are for illustrative purposes only. We highly recommend scheduling a viewing to accurately assess the property.

GROUND FLOOR



1ST FLOOR



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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 (minimum lease term of 3 years), at a rent of £18,950 per annum (plus VAT), payable quarterly in advance.

We are advised that VAT is applicable.

SERVICE CHARGE / BUILDINGS INSURANCE

A service charge is applicable to cover; buildings insurance, maintenance of the estate communal areas, landscaping, lighting, CCTV and car parking areas. Full details available upon request.

The approx. cost for the current year £2,600 plus VAT.

BUSINESS RATES

We are advised that the premises currently have two separate business rating assessments (RV), with effect from the 1st April 2023:

- Ground Floor: RV £9,100 (£10,000 from 1st April 2026)
- First Floor: RV £9,500 (£10,500 from 1st April 2026)

Combined RV therefore approx. £18,600. (£20,500 from 1st April 2026)

We therefore estimate that the rates payable are likely to be in the region of £9,282 per annum for the current year.

We recommend all parties make their own direct enquiries 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 B (32) 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.

ANTI-MONEY LAUNDERING REGULATIONS

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

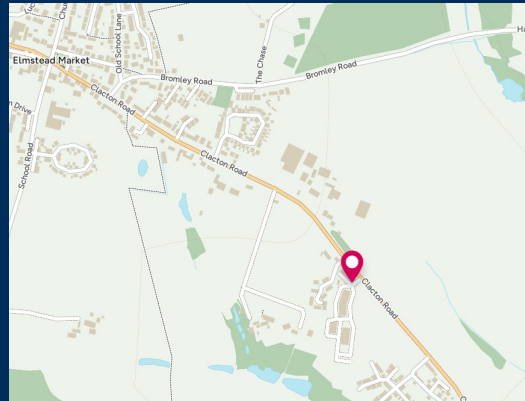
VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

Fenn Wright
882 The Crescent
Colchester Business Park
Colchester
Essex CO4 9YQ

Contact:
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- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
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OS licence no: TT000311015

Particulars created 05 December 2025

Fenn Wright

