



**AVAILABLE TO LET - NEW LETTING INCENTIVES AVAILABLE**

**A Self Contained Air Conditioned Business Premises With On Site Parking and Excellent A12 Access**

**1 Blue Barns Business Park, Old Ipswich Road,  
Ardleigh, Colchester, CO7 7FX**

**RENT**

**£16,500**  
per annum

**AVAILABLE AREA**

**761 sq ft**  
[70.7 sq m]

## IN BRIEF

- » **New Letting Incentives Available\***
- » **Available Furnished or Unfurnished**
- » **Very Well Presented With Air Conditioning**
- » **WC & Tea Point Facilities**
- » **High Speed Fibre Broadband**
- » **Three On Site Car Parking Spaces**
- » **Close To A12 / A120 Interchange**

## LOCATION

A high quality office development, constructed in 2012, situated within a self-contained site with direct and easy access to the A12 / A120 which provide fast links to the national motorway network, Stansted Airport, and the east coast ports of Harwich and Felixstowe. Colchester City Centre and main line railway station (London Liverpool Street approx. 55 mins) are approximately 4 miles distant.

## DESCRIPTION

A single storey, self-contained, end of terrace, property which benefits from an impressive vaulted ceiling, partition wall (providing two separate working areas), air conditioning, lighting, carpeting, high speed fibre optic broadband (BT lease line of 80 mb download & upload), alarm system, network cabling & switch panel, tea point, accessible WC facility and shower.

An ancillary loft storage area is accessed via a pulldown ladder and totals approx. 135 sq ft (12.5 sq m).

Externally, there are three allocated car parking spaces within the gravelled car parking area, plus additional visitor spaces as required. Site wide CCTV surveillance cameras have recently been installed to provide extra security for tenants.

The property would suit a variety of business uses, including offices, professional services, medical / clinical, beauty / aesthetics, etc. (subject to planning).

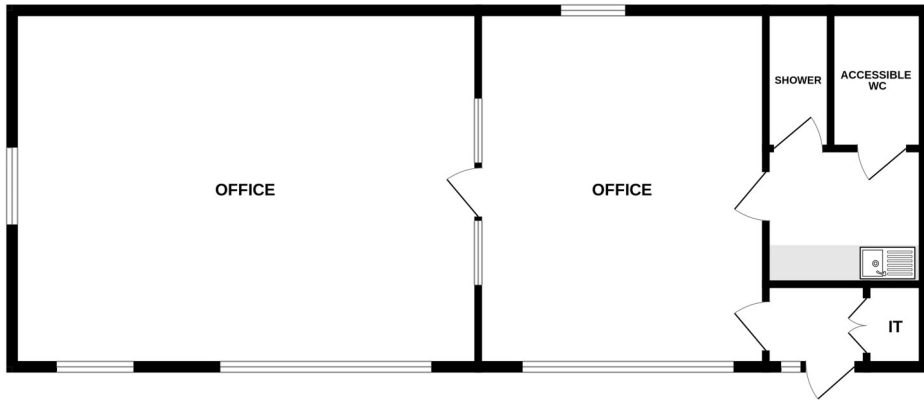
## ACCOMMODATION

[Approximate Net Internal Floor Areas]

» **Total:** **761 sq ft** [70.7 sq m] approx.



## GROUND FLOOR



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 £16,500 per annum, exclusive of business rates and VAT.

\*New letting incentives are available subject to lease terms and covenant.

### SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas, plus the provision of the high speed broadband.

The approx. cost for the current year is £599 plus VAT per quarter.

### BUSINESS RATES

We have been informed that the rateable value is £14,250. For rateable values below £15,000, concessionary small business 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. Cost for the current year is approx. £280.

### ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class A (22) 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:

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

Contact:  
T: 01206 854545  
E: colchestercommercial@fennwright.co.uk

fennwright.co.uk  
01206 854545



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OS licence no: TT000311015

Particulars created 12 June 2025

**Fenn Wright**

