



**AVAILABLE TO LET**

Well Presented Office Suite With On Site Car Parking

9 Crusader Business Park,  
Clacton on Sea, Essex, CO15 4TN

**RENT**

**£12,000**  
per annum (plus VAT)

**AVAILABLE AREA**

**856 sq ft**  
[79.5 sq m]

## IN BRIEF

- » Ground Floor Self Contained Office
- » 3 Allocated Car Parking Spaces Plus Visitor Spaces
- » WC and Kitchenette facilities
- » Established & Prominent Business Location
- » Fronting Thorpe Road & Stephenson Road

## LOCATION

Crusader Business Park is prominently situated adjoining the Oakwood roundabout which links Stephenson Road West with Thorpe Road. This roundabout forms a gateway into Clacton's principal industrial area and provides a direct link along Centenary Way to the new A133 link road providing access to Colchester and the A12 trunk road.

Clacton on Sea has a resident population in the region of 50,000 people which increases significantly in the summer season. Colchester is 15 miles to the north west and there are regular rail services direct from Clacton to London's Liverpool Street Station.

## DESCRIPTION

The office accommodation is situated on the ground floor and can be accessed via a private entrance lobby fronting Thorpe Road, or through a separate entrance from the car park (accessed via Stephenson Road). The office is self-contained and provides predominantly cellular office space, along with a store area and a reception.

The accommodation benefits from good levels of natural light, suspended ceilings with LED strip lighting, central heating, a part-electric door entry system, and W/C and kitchenette facilities.

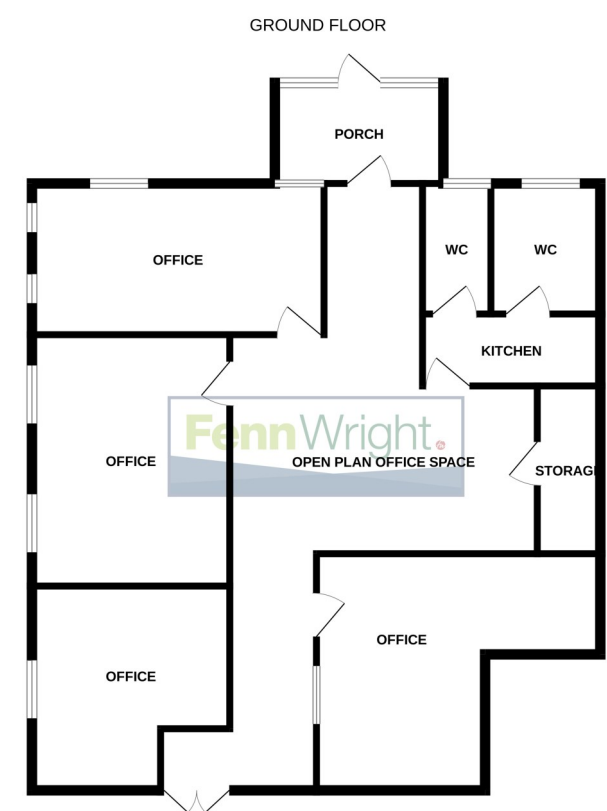
There are three allocated car parking spaces, with additional shared visitor spaces available on site.

## ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Total: **856 sq ft [79.52 sq m] approx.**





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Metropix (2025)

## TERMS

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £12,000 per annum plus VAT.

## SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas. The approx. cost for the current year is £929 plus VAT.

## BUILDINGS INSURANCE

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant. The approx. cost for the current year is £493 plus VAT.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £9,500.

For rateable values below £12,000, 100% small business rate relief may be available, subject to eligibility.

We recommend all parties make their own direct enquiries with the local rating authority.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

A full copy of the EPC assessment and recommendation report will soon be available.

## VAT

We are advised that VAT will be applicable. All rents and prices are exclusive of VAT under the Finance Act 1989.

## LEGAL COSTS

Each party will bear their own legal costs.

## ANTI-MONEY LAUNDERING REGULATIONS

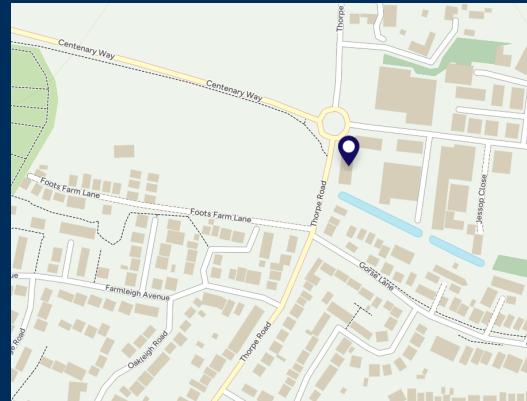
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:**

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01206 854545**



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Particulars created 18 February 2026

