



AVAILABLE TO LET

High Quality First Floor Office Within A Scenic Landscaped Environment

Office 2, Waterside House, Earls Colne
Business Park, Earls Colne, Essex, CO6 2NS

RENT

£51,000
Per Annum (plus VAT)

AVAILABLE AREA

2,750 sq ft
[255.5 sq m]

IN BRIEF

- » Available October 2025
- » Modern Air Conditioned Office
- » High Speed Internet Available (up to 1GB/s download speed)
- » Shared Canteen & WC Facilities
- » Well Maintained Business Park With On-Site Security
- » 20 Car Parking Spaces (1:138 sq ft)

LOCATION

Earls Colne Business Park occupies an excellent location just 2.5 miles north of the A120 Stansted to Harwich trunk road and 5 miles north of the A12. Colchester, Braintree and Chelmsford are 8, 6 & 15 miles distant respectively.

Earls Colne Business Park benefits from a fully landscaped environment, on-site security, CCTV monitoring with number plate recognition of all vehicles accessing the site, nursery, hair dresser, The Essex Golf and Country Club with gym and 9 tennis courts, 2 padel courts, driving range, and swimming pool & spa. There is also a fully licenced restaurant & bar and Anglian Flight Centre / airfield which is fully CAA licensed.

DESCRIPTION

Office 2 is located on the first floor of Waterside House, an attractive property featuring a gated car park and a decorative pond with a water feature, creating an impressive first impression. Access to the first floor is available via stairs and a passenger lift from the main reception area.

The space offers a predominantly open-plan layout with two meeting rooms, ready for tenant fit-out, and includes suspended ceilings with LED lighting and raised access floors.

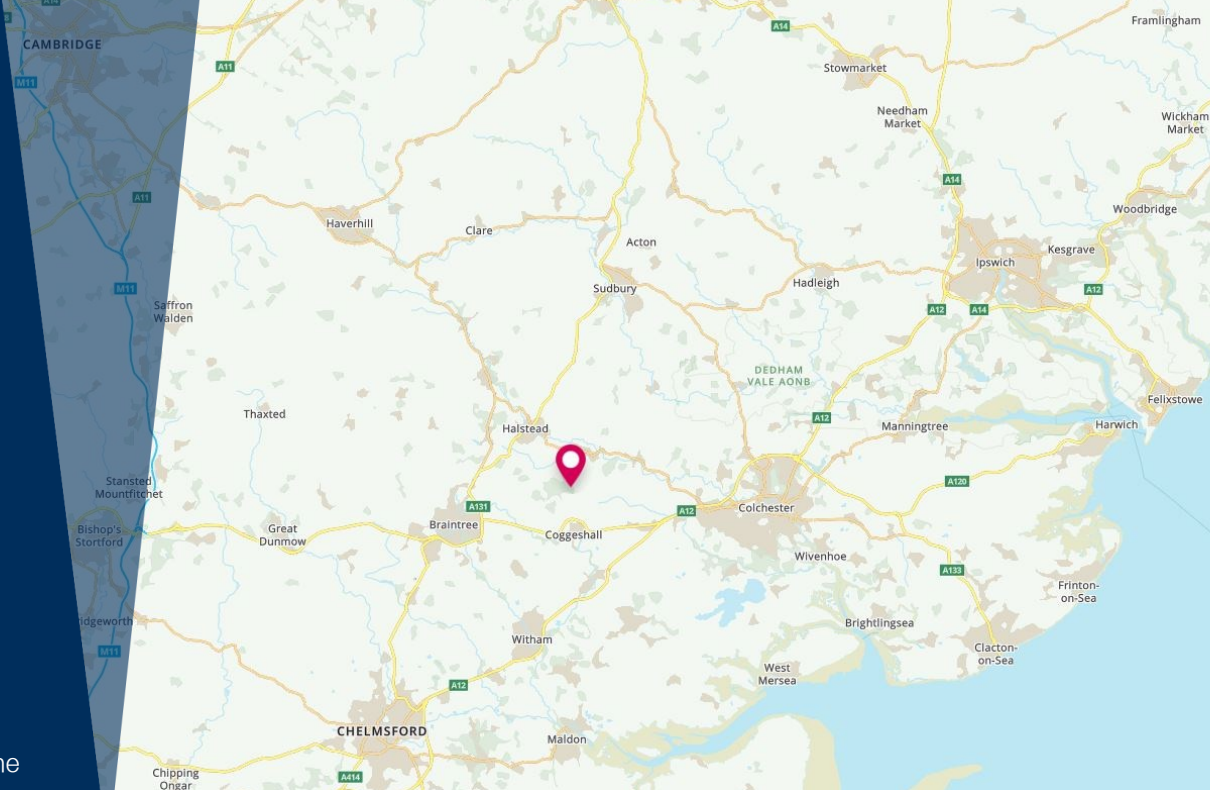
Tenants benefit from shared access to a shared first floor canteen, a covered balcony, and male, female, and accessible WC facilities.

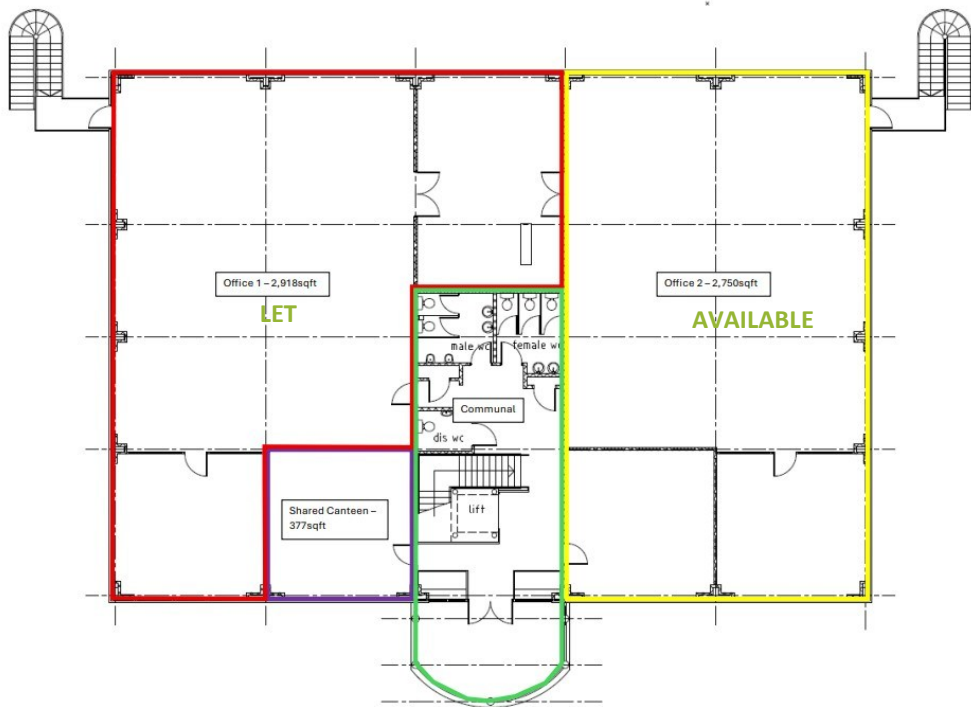
A self-contained car park provides 20 allocated spaces.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Office 2: 2,750 sq ft [255.5 sq m] approx.





TERMS

The premises are available to let on a new full repairing and insuring lease, with lease terms to be agreed at a rent of £51,000 per annum plus VAT.

We are advised that VAT is applicable.

SERVICE CHARGE

A service charge will be applicable to cover costs of; water and sewage, external road/grounds maintenance & landscaping, site security and buildings insurance.

Approximate cost for the current year is £3,214 plus VAT, payable on account.

VAT

VAT will be applicable on the rent and service. All rents and prices are exclusive of VAT under the Finance act 1989.

BUSINESS RATES

We are advised that the premises have been assessed as a whole and are yet to be individually assessed following the sub-division works.

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

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant via the service charge.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class B (34) of the energy performance assessment scale. A full copy of the EPC assessment is available upon request.

LEGAL COSTS

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

FLOOR PLAN

The floor plan provided above is for indicative purposes only and not to be relied upon.

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

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Particulars created 12 September 2025

