



LODGE PARK

FennWright



AVAILABLE TO LET

Two Prestigious New Office Buildings

Phase 3, Lodge Park, Lodge Lane,
Langham, Colchester, Essex, CO4 5NE

RENT

Upon Application

AVAILABLE AREA

From 1,081 to 11,016 sq ft
[100.4 to 1,023.4 sq m]

IN BRIEF

- » Available Spring 2026
- » To Let On New Leases, Terms To Be Agreed
- » Target EPC rating 'A'
- » Flexible Open Plan Accommodation
- » LED Lighting & Raised Access Floors
- » Heat Pump AC / Heating
- » Workplace Wellbeing Office Design
- » A Tranquil Parkland Setting
- » Generous Car Parking With EV Chargers

LOCATION

Lodge Park is located in an idyllic semi-rural business park overlooking the surrounding countryside, yet just two miles from the A12 dual carriageway providing excellent road access to the national motorway network. Colchester main line train station is approximately six miles distant, providing access to London's Liverpool Street Station with a journey time of approximately 55 minutes.

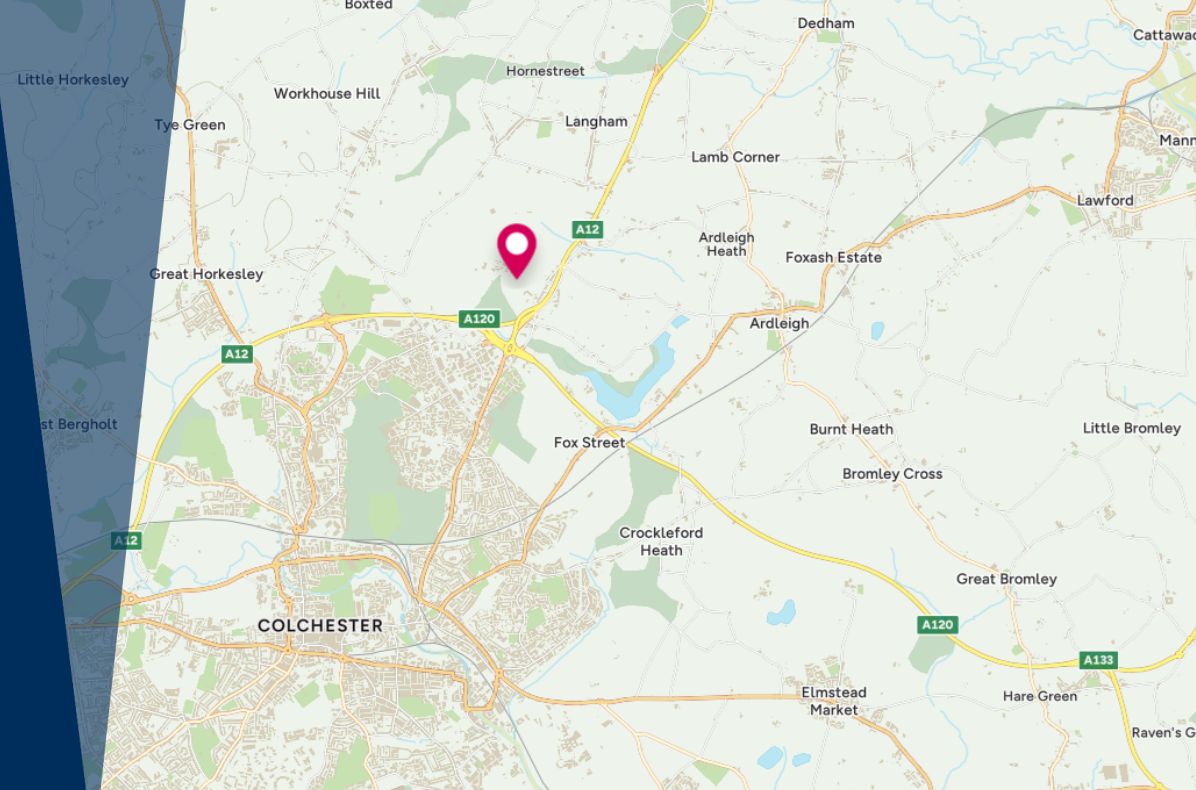
[Visit - Lodge Park](#)

DESCRIPTION

Phase three consists of two new three storey self contained office buildings called The Grange and The Croft. The specification will be to an extremely high standard, including full access raised floors, lifts, heat pump heating and cooling, tea stations, kitchens, WCs, and shower facilities. The offices have been designed to promote employee well-being, with large windows allowing ample natural light, a spacious social and culinary space and a private fitness centre.

The buildings are fully DDA compliant with generous on-site car parking set in a landscaped environment with EV charging points to meet tenant requirements.

The site is covered by CCTV security cameras and out of hours automatic security gates at the entrance.





ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » The Grange - Suite 1 - Ground Floor - 1,996 sq ft [185.4 sq m] 16 spaces
- » The Grange - Suite 2 - Ground Floor - 1,996 sq ft [185.4 sq m] 16 spaces
- » The Grange - Suite 3 - First Floor - 2,183 sq ft [202.8 sq m] 18 spaces
- » The Grange - Suite 4 - First Floor - 2,183sq ft [202.8 sq m] 18 spaces
- » The Grange - Suite 5 - Second Floor - Breakout / Social / Culinary Space
- » The Grange - Suite 6 - Second Floor - Technogym Fitness Centre / Showers
- » The Croft - Suite 7 - Ground Floor - 2,244 sq ft [208.5 sq m] 18 spaces
- » The Croft - Suite 8 - Ground Floor - 2,244 sq ft [208.5 sq m] 18 spaces
- » The Croft - Suite 9 - First Floor - 2,183 sq ft [202.8 sq m] 18 spaces
- » The Croft - Suite 10 - First Floor - 2,183 sq ft [202.8 sq m] 18 spaces
- » The Croft - Suite 11 - First Floor - 1,081 sq ft [100.4 sq m] 8 spaces
- » The Croft - Suite 12 - First Floor - 1,081 sq ft [100.4 sq m] 8 spaces

Note: Additional CGI's, floor plans, and site plans, are available upon request.

TERMS

The offices are available to be let on new leases, lease length and terms to be agreed. Rent available upon application.

SERVICE CHARGE

A service charge will be applicable to cover costs of; drainage, water rates, refuse collection, CCTV and security entrance gates and external grounds maintenance. Approx. budget cost of £6.50 per sq ft for the year 2026.

BUILDINGS INSURANCE

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

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

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BUSINESS RATES

We are advised that the offices are yet to be individually assessed. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE [EPC]

A full copy of the EPC assessments will be made available upon request upon completion of the build. An EPC rating of 'A' is being targeted.

VAT

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

ANTI-MONEY LAUNDERING REGULATIONS

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

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- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- 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.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
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- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

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OS licence no: TT000311015

Particulars created 17th January 2025

