



**AVAILABLE TO LET**

Prestigious Offices / Business Units With On Site Car Parking

Broomfield House, Lanswoodpark,  
Elmstead Market, Colchester, CO7 7FD

**RENT FROM**

**£4,950**

per annum

**AVAILABLE AREA FROM**

**237 sq ft**

[22.0 sq m]

## IN BRIEF

- » Flexible Lease Terms Available
- » Air Conditioning & LED Lighting
- » High Speed Broadband & CAT5 Cabling
- » On Site Café
- » Open Plan Accommodation With Parking
- » Easy Access to A12 / A120

## 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

Phase two of Lanswoodpark provides high quality office accommodation in a variety of sizes to suit occupiers requirements. The premises benefit from a high specification to include; LED lighting, CAT5 cabling, air sourced heat pumps providing heating and comfort cooling, high speed broadband, tea points, shower & W/C facilities, and generous on-site car parking.

An on-site café is available for use by the occupiers.

## ACCOMMODATION

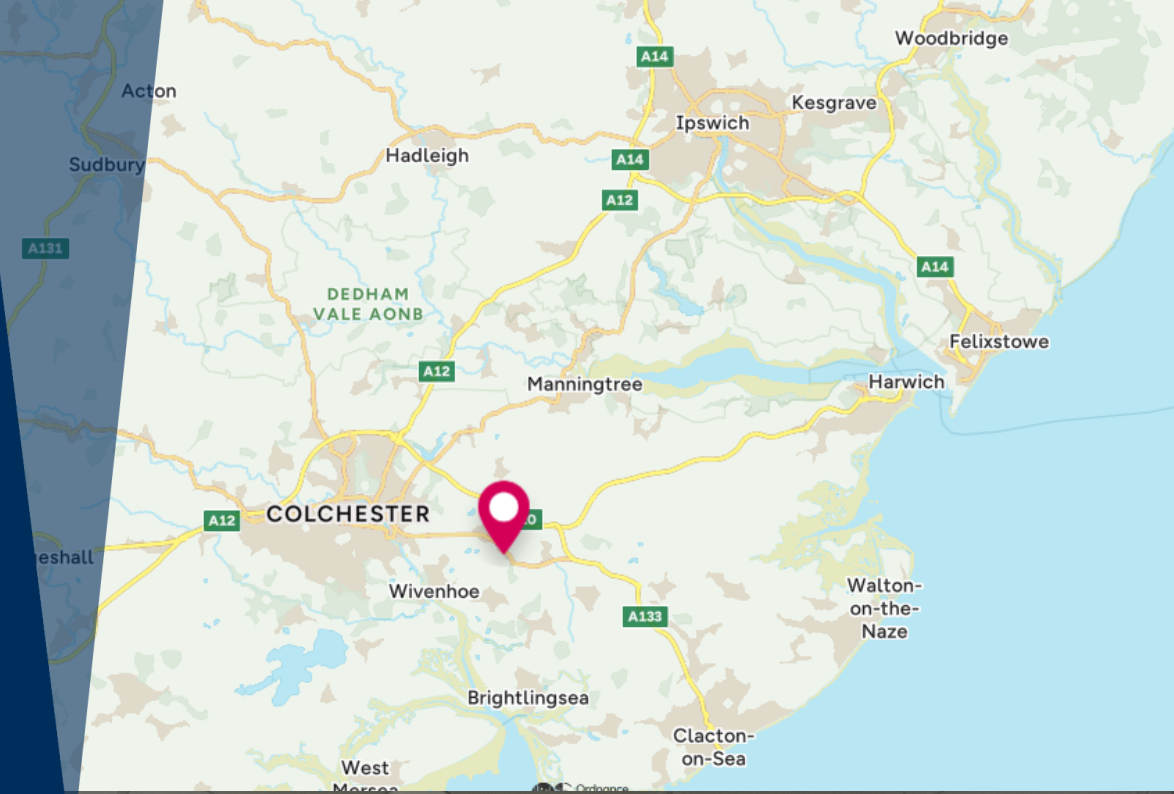
[Approximate Net Internal Floor Areas]

### Ground Floor

- » 3-4: 926 sq ft [86 sq m] approx. £18,000 pa (plus VAT)
- » 11: 1310 sq ft [122 sq m] approx. **Under Offer**
- » 20A: 172 sq ft [16 sq m] approx. **Under Offer**
- » 20B: 125 sq ft [12 sq m] approx. **Under Offer**
- » 20C: 125 sq ft [12 sq m] approx. **Under Offer**

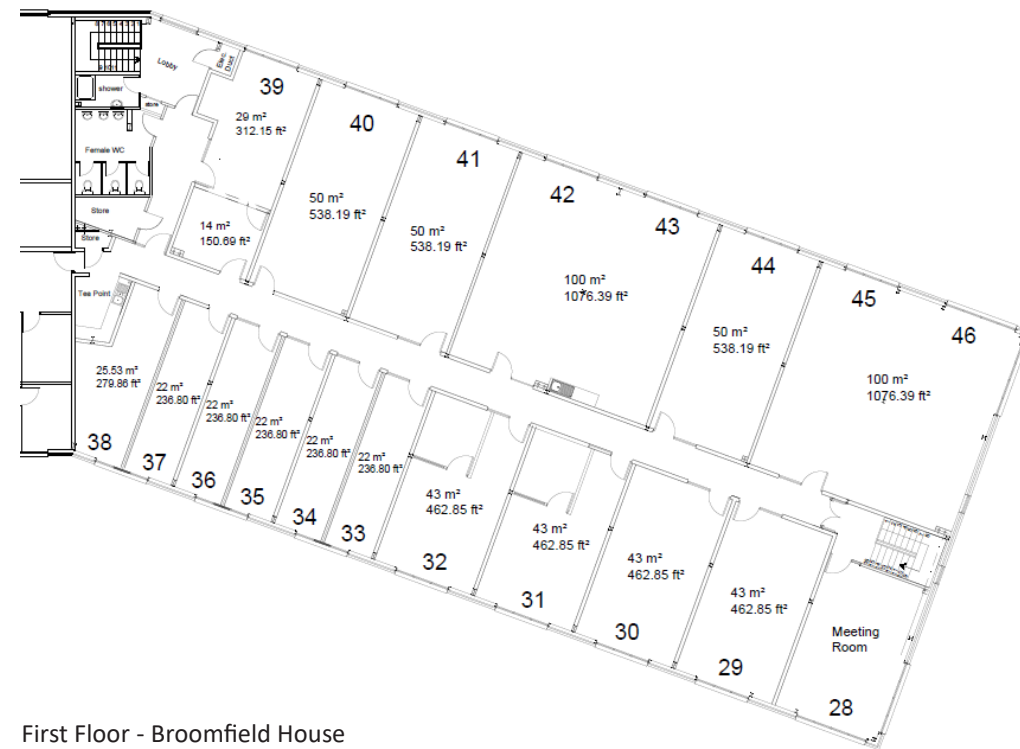
### First Floor

- » 30: 463 sq ft [43 sq m] approx. £9,250 pa (plus VAT)
- » 32: 463 sq ft [43 sq m] approx. £9,500 pa (plus VAT)
- » 34: 237 sq ft [22 sq m] approx. £4,950 pa (plus VAT)
- » 38: 279 sq ft [26 sq m] approx. £5,950 pa (plus VAT)





Ground Floor - Broomfield House



First Floor - Broomfield House

## TERMS

The offices are available to let on new five year leases, incorporating a break option at the end of the first year (min. 3 months notice) and the end of the third year (min. 6 months notice), with a rent review at the end of the second year. Rents as outlined on page 2.

Shorter lease lengths are available, subject to contact. Please enquire for further details

Fully serviced options are also available, which include costs associated with the service charge, electricity, broadband & A/C maintenance. Prices available upon request.

We are advised that VAT is applicable.

## BUSINESS RATES

The available offices are yet to be assessed for business rates purposes. Small business may be eligible for up to 100% business rate relief.

## SERVICE CHARGE/ BUILDING INSURANCE

A service charge is applicable, for non-serviced office occupiers, to cover; maintenance and upkeep of the communal areas, exterior lighting, security, car park, landscaping and building insurance.

Approx. cost for the current year available upon request.

## PLANNING

We have been advised that the development benefits from consent for B1/B8 (business/storage), A1 (retail/showroom) and D1 (medical/healthcare).

Interested parties are advised to make their own enquiries direct with Tendring District Council 01255 686868.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

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

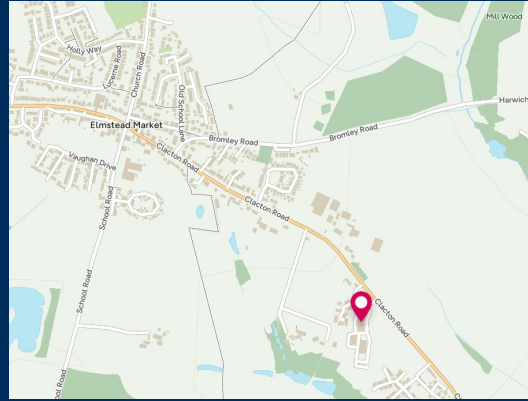
Each party will bear their own legal costs.

**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**

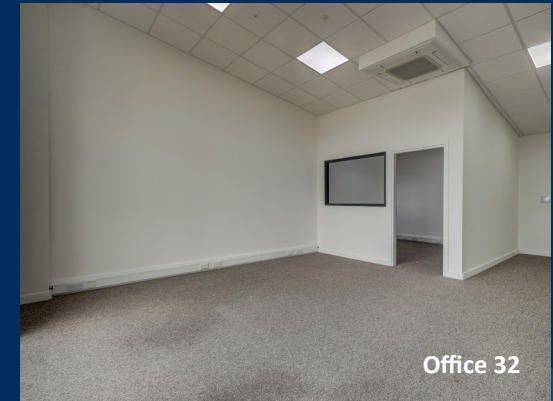
**fennwright.co.uk**  
**01206 854545**



Office 34



Office 30



Office 32

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Particulars created 08 December 2025

