

01206 577667

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Office Unit – To let



15C Hobbs Estates Ltd, Lancaster Way Earls Colne Business Pk Airfield, Honeywood, Earls Colne, Colchester CO6 2NS

Asking Rent: £15,000 Per Annum Exclusive

1,100 Sq. Ft (102 Sq. M)

- Modern kitchenette and washroom facilities
- On site security
- Plentiful car parking available on site
- Air conditioned
- High speed internet provision, up to 1GB/s download speeds available

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, and 15 miles distant respectively.

Earls Colne Business Park benefits from a fully landscaped environment, on-site security, CCTV monitoring at the entrance, the Essex Golf Club and Hotel with gym, 9 tennis courts, driving range, and swimming pool & spa. There is also a fully licenced restaurant and bar, an on-site creche and Anglian Flight Centre / airfield which is fully CAA licenced.

Description

Office block located within the Rural Business Centre, an attractive landscaped environment adjacent to Markshall Estate.

Accommodation

The property benefits from a Net Internal Area (NIA) of 1,100 sq. ft (102 sq. m).

Asking Terms

The unit is available by way of a new IRI lease for a minimum term of 10 years with an upward only rent review after 5 years.

Asking Rent

£15,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Service Charge

The unit is subject to a service charge:

Water & Sewage – £250pa

Road & Landscape - £250pa

Security - £400pa

Insurance – Currently £66pa but subject to change with renewal in September

Building Insurance

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. For the current year the approximate cost is £66 plus VAT, subject to change with renewal in September.

Business Rates

The property appears in the Valuation List with a Rateable Value of £12,750.

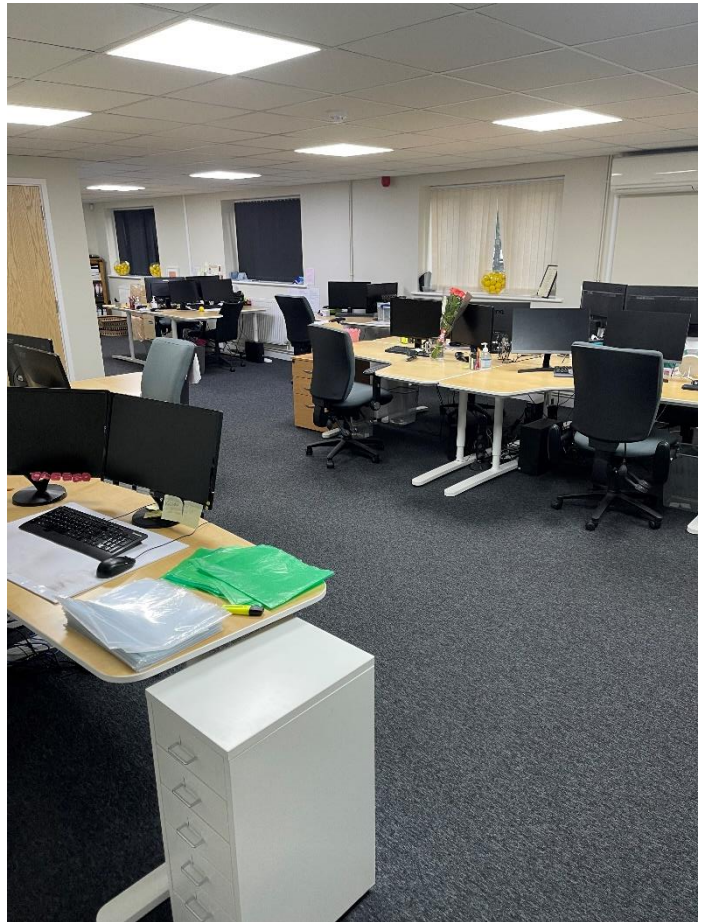
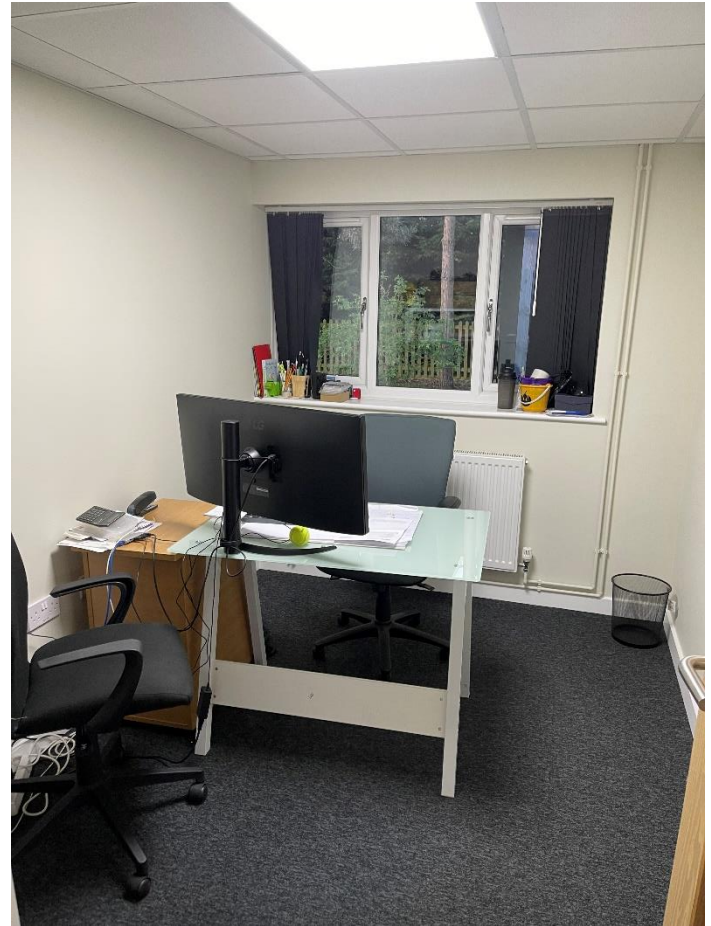
Legal Fees

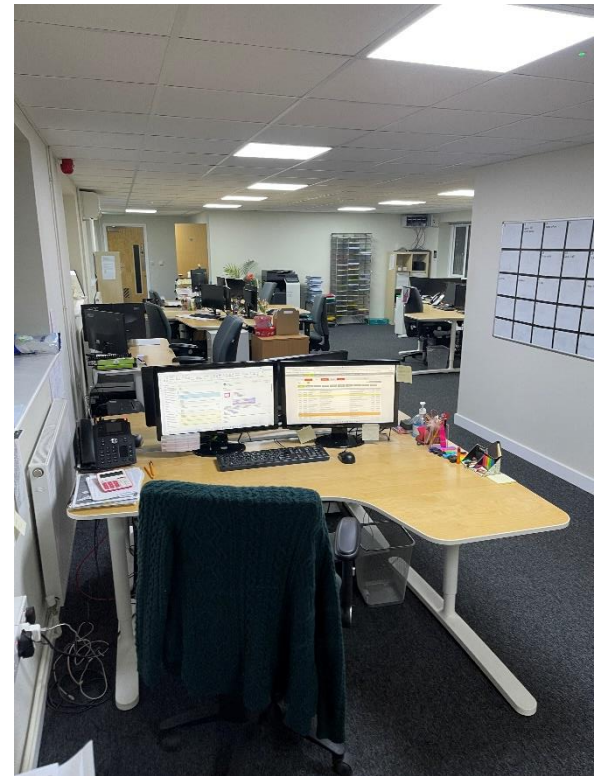
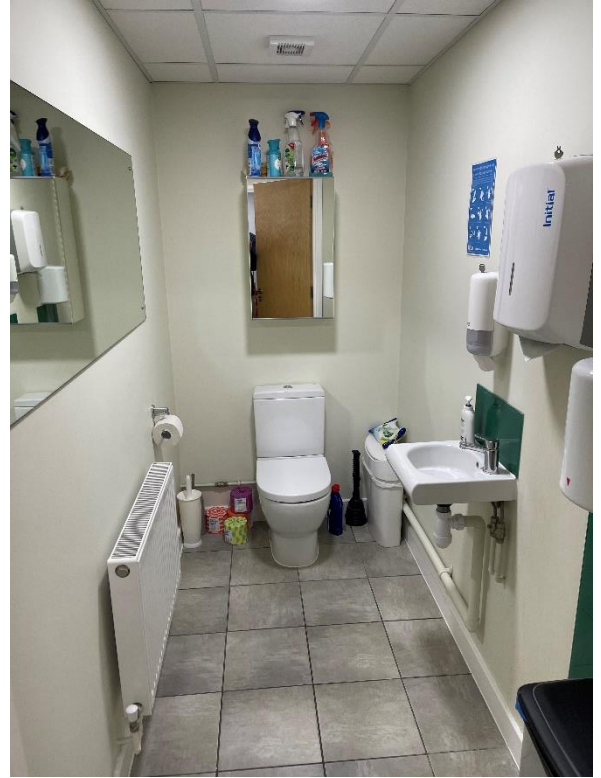
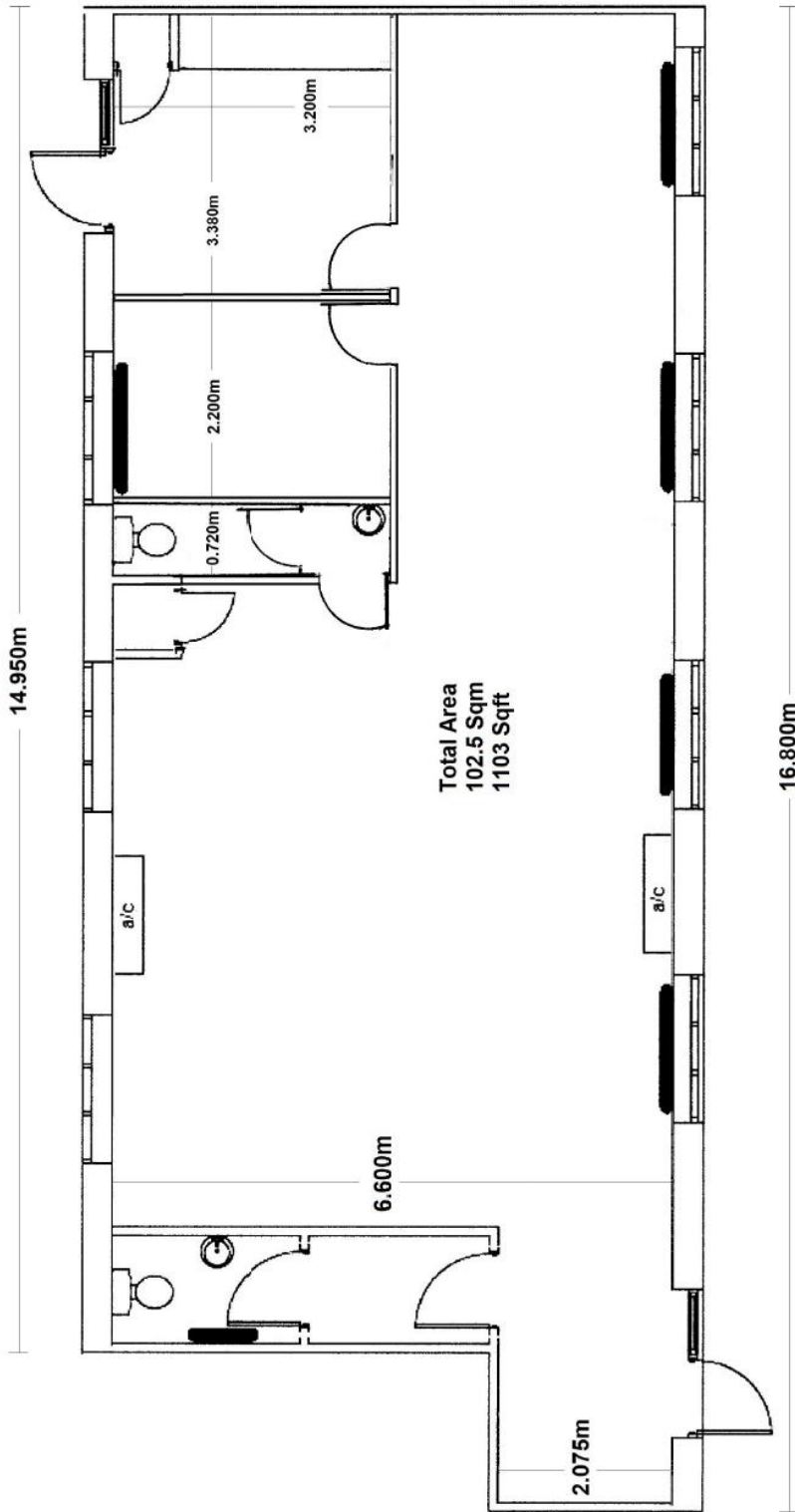
Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

The unit has a current EPC rating of TBC







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Misrepresentation Act 1967

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