

01206 577667

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 Whybrow

Office Unit – To let



## **15E, Lancaster Way, Earls Colne Business Park, Earls Colne, Colchester CO6 2NS**

Asking Rent: £13,000 Per Annum Exclusive

950 Sq. Ft (88.25 Sq. M)

- On site security
- Plentiful car parking available on site
- Air conditioned
- High speed internet provision, up to 1GB/s download speeds available
- Capable of increasing to 2,050sqft(190.45sq.m).

## Location

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

The Park benefits from a fully landscaped environment, on-site security, CCTV monitoring at the entrance, the Essex Golf Club and Hotel with gym, tennis courts, driving range, 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

A single storey office block located within the Rural Business Centre, an attractive landscaped environment adjacent to Markshall Estate.

## Accommodation

The property benefits from a Net Internal Floor Area (NIA) of **950 sq. ft (88.25 sq. m)**.

An adjoining suite(15c) of 1,100sq.ft is also available which would increase the net floor area to 2,050sq.ft(190.45sq.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

£13,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings. If Suite 15e was leased as well, rental terms are to be agreed.

## Service Charge

The unit is subject to a service charge £1,150 per annum(2024/25).

## Building Insurance

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

## Business Rates

The property appears in the Valuation List with a Rateable Value of £9,700.

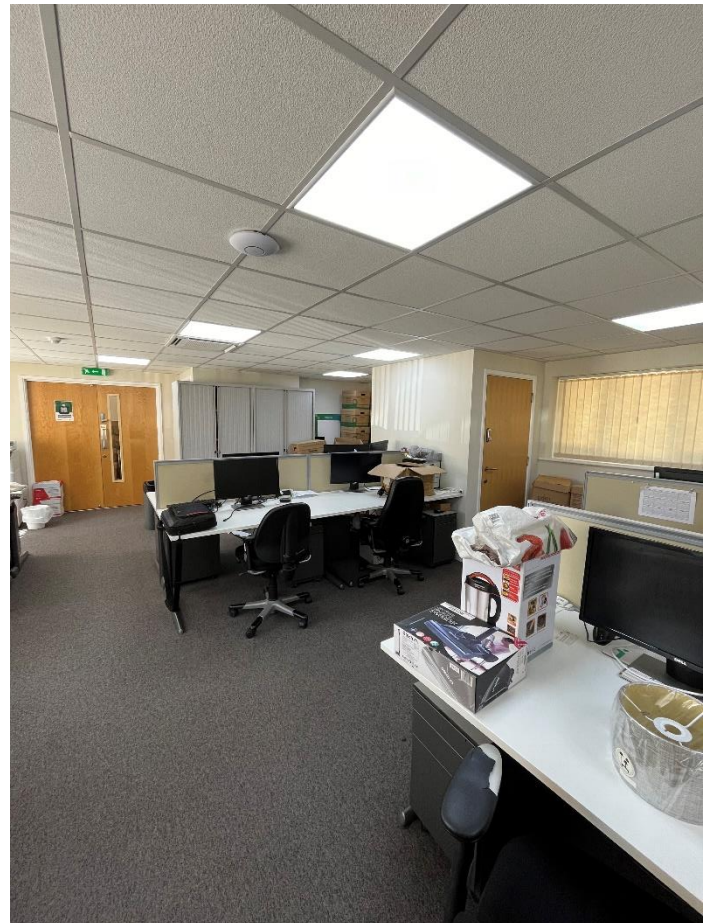
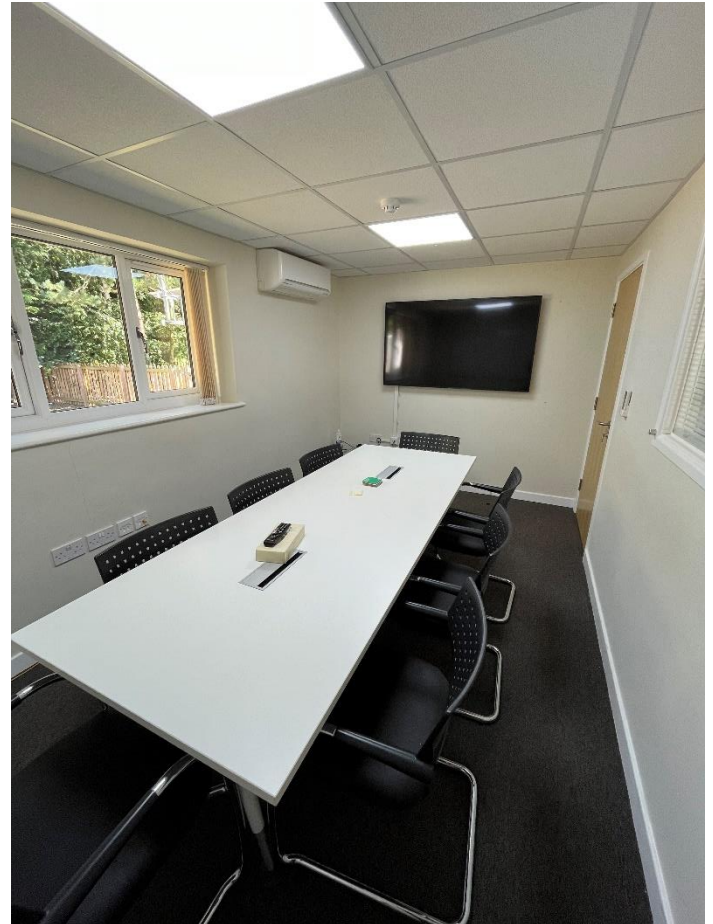
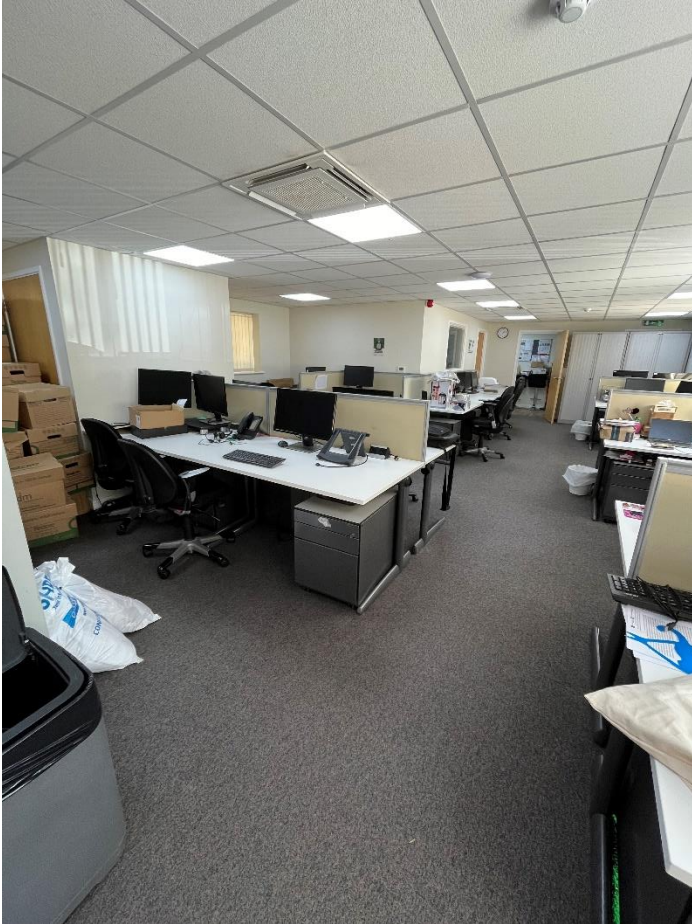
## Legal Fees

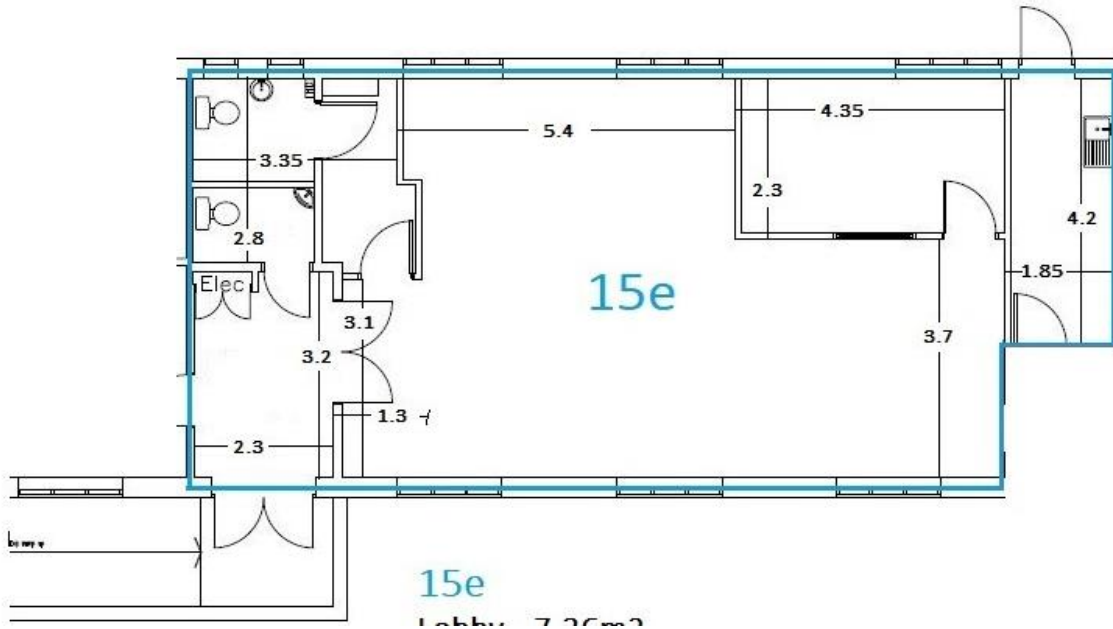
Each party is to bear their own legal costs throughout the course of any transaction.

## Energy Performance Certificate

The unit has a current EPC rating of C53







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