01206 577667 www.whybrow.net Office Unit – To let

Whybrow



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).

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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 $\pm 1,150$ 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 $\pounds 9,700$.

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





Property Details

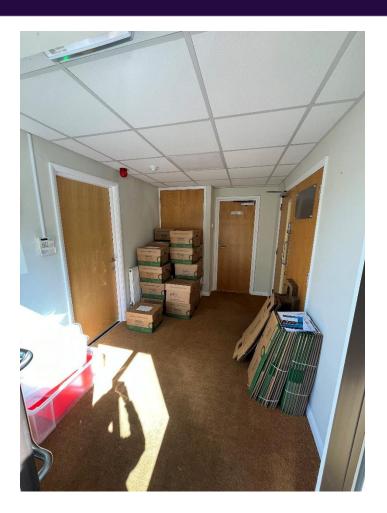
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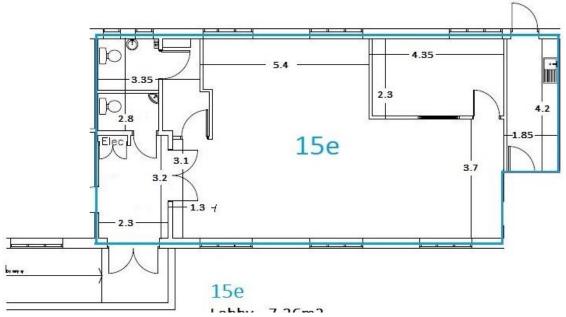


Property Details

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