

Office Building with Parking - For Sale



9 Langham Barns Business Centre, Langham Lane, Colchester, Essex, CO4 5ZS

Location

Langham Barns Business Centre is situated in an attractive semi-rural location, north of Severalls Business Park and south of the village of Langham just 2 miles from the A12, providing east/ north and southbound access via Junction 28. Langham village has a post office, pub and further benefits from the convenience of amenities and facilities in Colchester. Colchester railway station provides mainline railway links with a regular direct service to London Liverpool Street (approx. 46 minutes).

Description

The premises are in a terrace and very well presented over the ground and first floor levels. A personnel door provides access to the open plan ground floor, with stairs leading to the first floor which has an impressive fully glazed feature window at the front of the building. The accommodations has been finished to a high standard to include air conditioning, LED spotlighting, hardwood floors and W/C and shower facility.

Externally, the premises benefits from 4 allocated parking spaces, plus use of the overflow visitor spaces.

Accommodation

According to our calculations, the unit has the following Nett internal areas:

Ground Floor	637 sq. ft
First Floor	<u>420 sq. ft</u>

Net Internal Area **1,057 sq. ft (98 sq. m)**





- **Well Presented Split-Level Business Premises**
- **Flexible Open Plan Accommodation**
- **Impressive Fully Glazed Feature Window**
- **4 On Site Car Parking Spaces (Plus Visitor Spaces)**
- **Attractive Semi-Rural Location**

Asking Terms

The unit is available for sale freehold, at an asking price of £250,000. Alternatively our client will consider letting the unit at a rent of £21,000 pax.

Services

Maintenance of the communal roads, car park and landscaped areas will be the responsibility of the management company, with occupiers proportionately contributing towards these costs by way of a service charge.

VAT

VAT will be applicable on the rent and service charge at the prevailing rate. 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

Rateable Value

We are advised by the Valuation Office agency that the unit has a rateable value of £14,750.

Legal Fees

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





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