



# Unit 13 Lodge Lane Business Park, Lodge Lane, Langham, Colchester, CO4 5NE

Asking Rent: From £21,000 per annum Exclusive

3,528 Sq. Ft (328 Sq. M)

- Electric Roller Shutter Doors
- Plenty of Car Parking
- Close to the A12
- Attractive Semi-Rural Location
- Would Suit a Variety of Uses (STP)
- New Lease Available

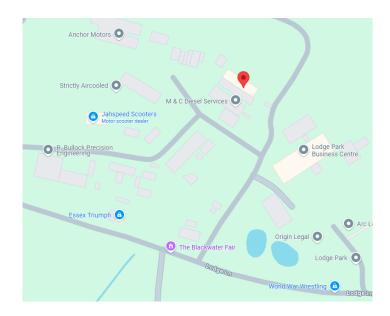
# **Property Details**



#### Location

Lodge Lane is situated close to the A12/A120 Ardleigh Crown interchange and some 5 miles North of Colchester City Centre. The estate is accessed via a surfaced road and adjoins a modern serviced office development.

The surrounding area is predominantly rural open farmland and contains some housing.



## **Description**

The estate comprises a range of older style industrial buildings forming part of a former airfield.

The unit comprises of an agricultural style building, with 2 electric roller shutter doors and personnel doors on either end, sealed concrete floor, and a large, surfaced yard providing space for around 14 cars and an additional 6 to the rear.

#### Accommodation

The property benefits from a Gross Internal Area (GIA) of 3,528 Sq. Ft (328 Sq/M).

#### **Asking Terms**

The property is available by way of a new Lease for a term of years to be agreed.

Any lease will be excluded from the Security of Tenure provisions of the Landlord and Tenant Act 1954.

## **Asking Rent**

£21,000 per annum

Exclusive of VAT, Business Rates, Utilities, and all other outgoings.

#### **Rateable Value**

The property appears in the Valuation List with a Rateable Value of £10,500.

#### **Town Planning**

The estate has been used for a range of industrial/storage employment uses. Interested parties are advised to contact Colchester City Council on 01206 282222.

### **Legal Fees**

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





# **Property Details**

















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