

01206 577667

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Offices – To Let

 Whybrow



## **Waterside House, Lancaster Way, Earls Colne Business Park Airfield, Earls Colne, Colchester CO6 2NS**

Asking Rent: £205,000PAX

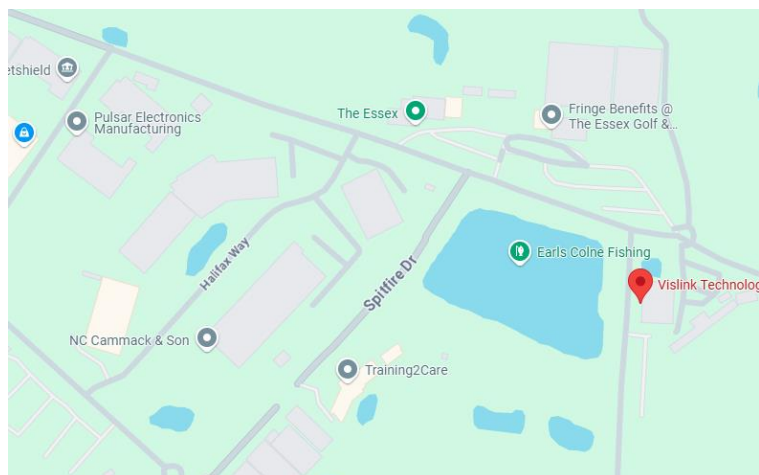
5,716 Sq.Ft - 11,733 Sq.Ft (531 Sq.M-1,090 Sq. M)

- On site security
- 77 Car parking spaces
- Air conditioned
- Ultra-Fast internet-up to 1 GB upload/download
- 24/7 On site security
- Refurbishment programme for 2025

## 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.

The 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

A modern detached two storey office building located within an attractive landscaped environment adjacent to The Essex Golf Academy and Fishing Lake.

The accommodation consists of superb open plan office accommodation over two floors benefiting from a central reception area, platform lift, air conditioning, double glazing, boardroom, external decking and with kitchen and toilets on both floors.

Externally, there is a large car park which offers scope for further double parking if needed.

## Accommodation

The property benefits from the following Net Internal Areas (NIA):

Ground Floor	5,716sq.ft
First Floor	6,017sq.ft
<b>Total</b>	<b>11,733sq.ft(1,090sq.m)</b>

## Asking Terms

The office is available by way of a new Full Repairing and Insuring (FRI) lease for a term to be agreed with regular upward only rent reviews at an asking rent of £205,000pax.

Available as a whole or on a floor-by-floor basis. Rent on application.

## Service Charge

The office is subject to a service charge relating to common parts and external maintenance. Security and insurance. Details available on request.

## Business Rates

The property appears in the Valuation List with a Rateable Value of £195,000.

## Legal Fees

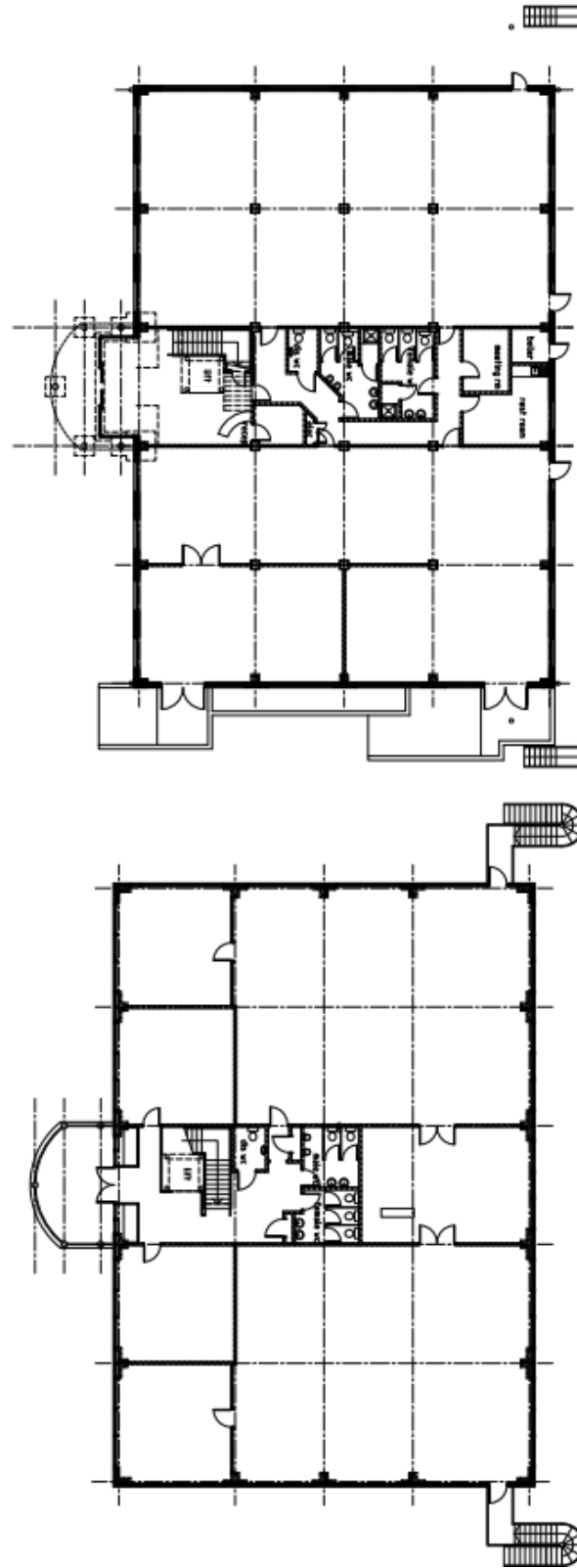
Each party is to bear their own legal costs throughout the course of any transaction.

## Energy Performance Certificate

The property has an EPC rating of B34.







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