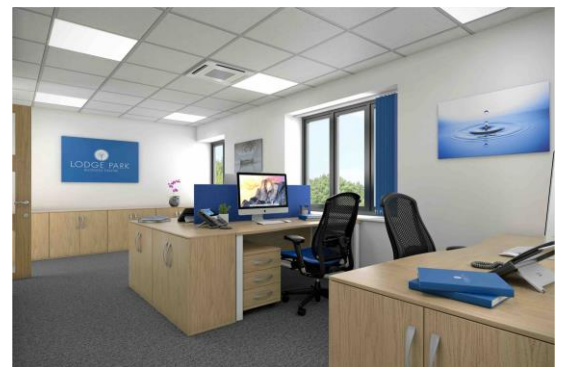


## Lodge Park Business Centre, Lodge Lane, Langham, Essex, CO4 5NE



### To Let Fully Serviced Offices

- Range Of Fully Serviced, All Inclusive Offices
- Ample Parking
- Easy In & Out Access
- Estate Management
- Close To A12 & A120



# PROPERTY DETAILS

## Location

Located less than 1 mile from the A12 north & south bound and the A120, Lodge Park is located in a picturesque rural setting with ample parking and is the go-to business centre for Colchester's small and medium professional services firms.



## Description

A unique, fully serviced business centre offering fully serviced offices with an on-site estate management team. The scheme offers four buildings with a range of office suites ranging from two person offices to eight person offices.

The office complex offers meeting rooms (available by prior booking), kitchen with tea/coffee facilities, oven, microwave facilities, WCs, video conferencing facilities, and is accessed via fob entry.

Gym and shower facilities are also available.

## Accommodation

A range of office suites from x2 person offices to x8 person offices.

## Terms

Office suites are available on a minimum term agreement of 6 months with two months written notice to terminate on an easy in and out access.

## Rent

Rents are exclusive of business rates, telephone access, and photocopying and franking machine charges.

## VAT

All prices/rents quoted are exclusive of Value Added Tax which may be applicable.

## Legal Fees

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

## Planning

The suites benefit from an established Class E (Office) use. Interested parties are advised to contact Colchester Borough Council on 01206 282222.

## Business Rates

The suites will be separately assessed for Business Rates.

For viewings and further details please contact



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