

01206 577667

www.whybrow.net

Office Suite – To Let



## **Suite 4 Park House, Earls Colne Business Park, Earls Colne, Colchester, Essex, CO6 2NS**

Asking Rent: £16,796 Per Annum Exclusive

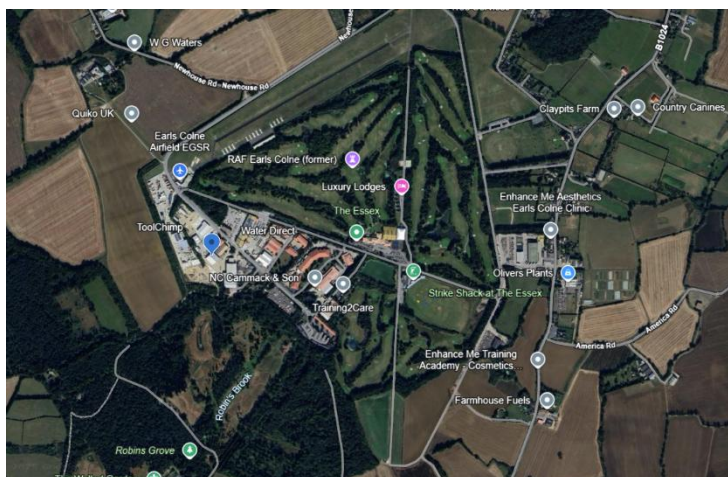
988 Sq. Ft (92 Sq. M)

- High Speed Internet Provision, up to 1GB Download Speeds Available
- Private Washroom Facilities
- On Site Security
- Plentiful Car Parking Available on Site, and 2 Allocated Spaces
- Air Conditioned
- Located within attractive landscaped environment adjacent to Marks Hall Estate
- On site hotel, golf club, driving range, leisure centre, nursery, hairdresser and other facilities
- New Lease Available

## Location

Earls Colne Business Park is located just 2.5 miles north of the A120 Stansted to Harwich trunk road and 5 miles north of the A12. Harwich is 30 miles east of the Business Park and is home to one of the largest international ports in the UK. Chelmsford City is 15 miles to the south, whilst Braintree is only 6 miles east.

Earls Colne is a rural village located 8 miles outside the City of Colchester. The property is situated on the West Side of the business park with neighbouring and nearby occupiers including Water Direct Ltd, David Watson Transport, NC Cammack & Sons (Haulage) and the Essex Golf and Country Club.



## Description

A modern office suite located within an attractive landscaped environment adjacent to Marks Hall Estate.

The accommodation consists of superb open plan office accommodation at ground floor with private washroom facilities. Externally, there is a large car park

## Accommodation

The property benefits from a Net Internal Area (NIA) of 988 sq. ft (92 sq. m)

## Asking Terms

The unit is available by way of a new FRI lease for a term of 10 years with a 5<sup>th</sup> year upward only rent review.

## Asking Rent

£16,796 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

## Service Charge

A service charge is applicable to cover 24/7 on-site security, water and sewage charges, landscaping and maintenance of the common external areas and estate roads.

Further details are available upon request.

## Town Planning

The unit benefits from Class E (Office) Use.

Interested parties are advised to contact Braintree District Council on 01376 552525.

## Business Rates

The property appears in the Valuation List with a Rateable Value of £15,000.

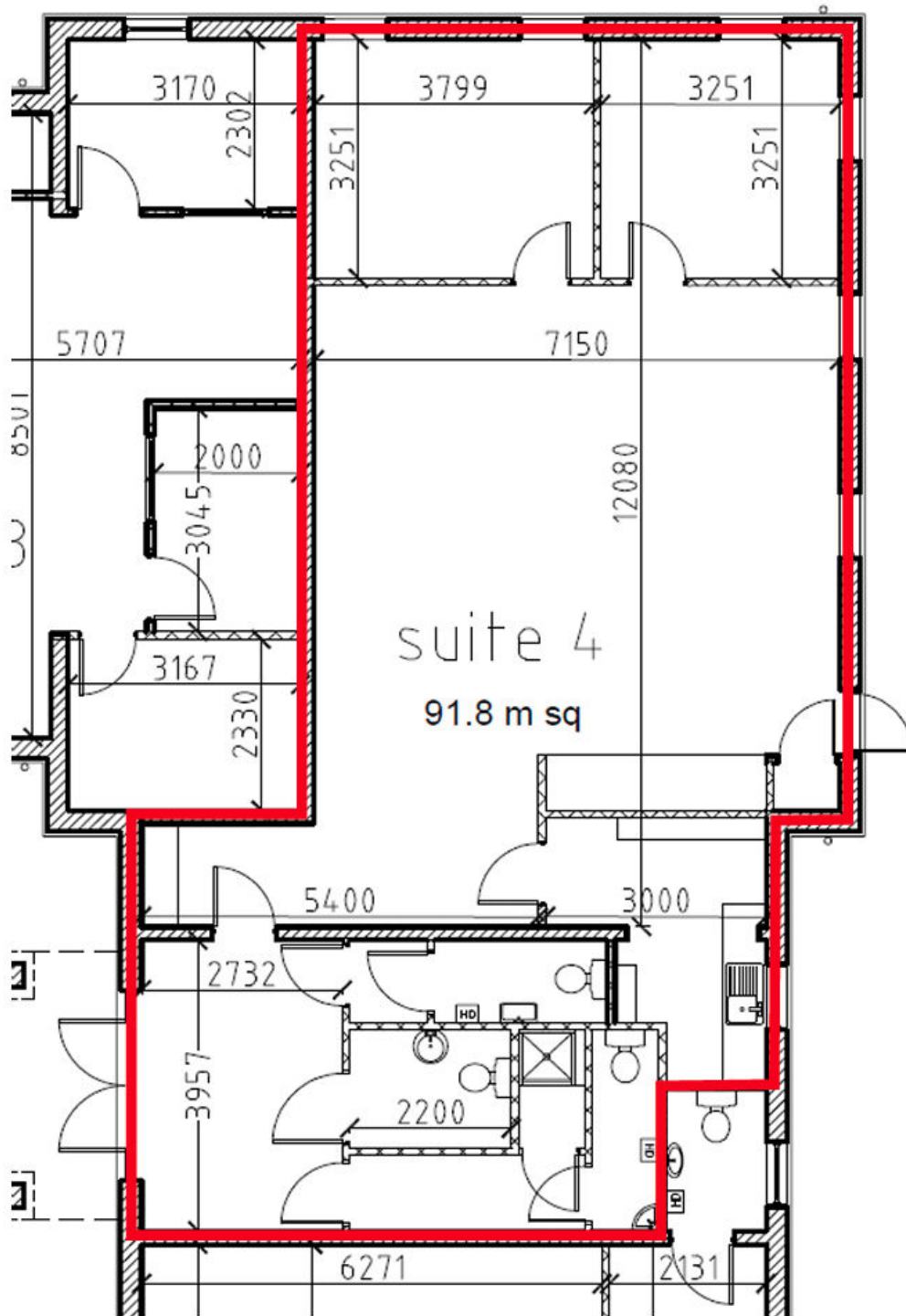
## Legal Fees

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

## Energy Performance Certificate

The unit is due to be accessed for an EPC rating.





**Tony Lockwood**  
t.lockwood@whybrow.net  
01206 577667



**Charntelle Goodyear**  
Charntelle.goodyear@whybrow.net  
01206 577667



**Jacob Clarke**  
j.clarke@whybrow.net  
01206 577667