

01206 577667

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**TO LET – CONTEMPORARY OFFICE SPACE DEDHAM, ESSEX**



Red line boundary is Indicative

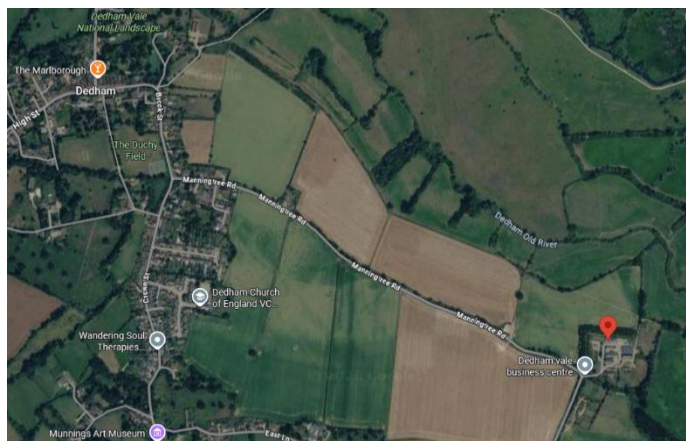
Unit 8, Dedham Vale Business Centre, Manningtree Road, Dedham, CO7 6BL

July 2026

**Asking Rent - £20,000 pax**

## Location

The property is part of Dedham Vale Business Centre located on the Essex/Suffolk border in the village of Dedham, at the heart of an Area of Outstanding Natural Beauty (AONB). Accessed via Manningtree Road and Jupes Hill the property is a short drive from Dedham village which hosts a range of amenities including shops, cafes and restaurants. The property also benefits from being 3 miles from Manningtree Station reaching London Stratford in just over an hour. The A12 is also accessible 2 miles down the road and provides extensive connectivity across Essex and neighbouring counties.



| Accommodation | Sq. ft |
|---------------|--------|
| Office        | 496    |
| Board Room    | 155    |
| Reception     | 157    |
| Kitchen       | 120    |
| WC            | 49     |
| Storeroom     | 73     |

Total - 1036 Sq. Ft

## Description

Built in 2007, this contemporary office building offers a rare opportunity to secure high-quality workspace within a well-established business park where vacancies are seldom available.

The property benefits from eight demised onsite parking spaces, including four EV charging points, and features a modern open-plan layout designed to support a collaborative and productive working environment. Existing office furniture, including desks and chairs, can be included within the rent, providing a seamless move-in opportunity.

Recently refurbished, the accommodation boasts an impressive contemporary kitchen and breakout area, a stylish reception, modern office space, and a professional boardroom, creating an exceptional working environment while making a lasting impression on clients and visitors alike.

## Asking Terms

The property is available to let.

We are seeking offers in the region of

# £20,000 pax

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**Tony Lockwood**  
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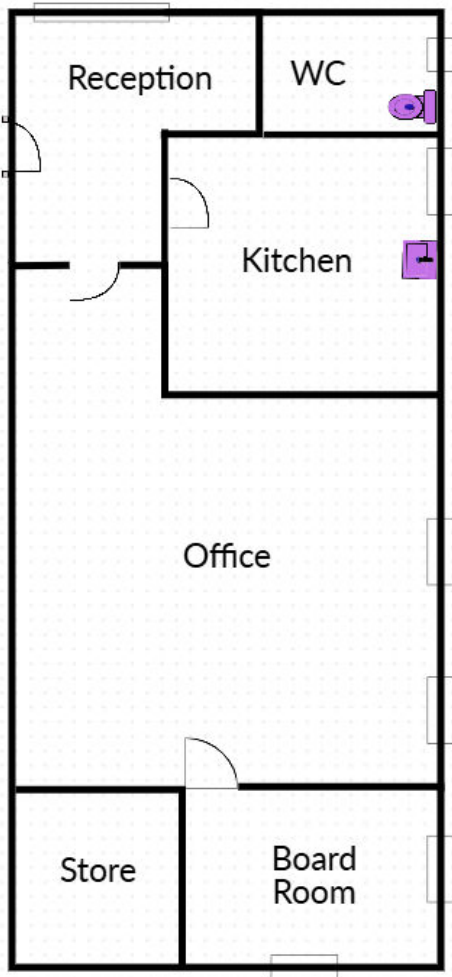


**Chantelle Goodyear**  
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**Total Accomodation**  
1036 SQ. FT

(Not to Scale)



## Legal Fees

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

## Planning

The properties benefits include a Class E office.

Interested parties are advised to Colchester City Council on 01206 282222

## VAT

The property is not elected for VAT.

## Business Rates

The property appears in the Valuation List with a Rateable Value of **£15,750**

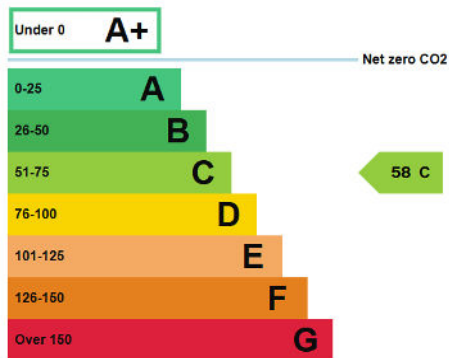
## Energy Performance Certificate

The property has an EPC rating **58C** of



## Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.



**Tony Lockwood**

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**Charntelle Goodyear**

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