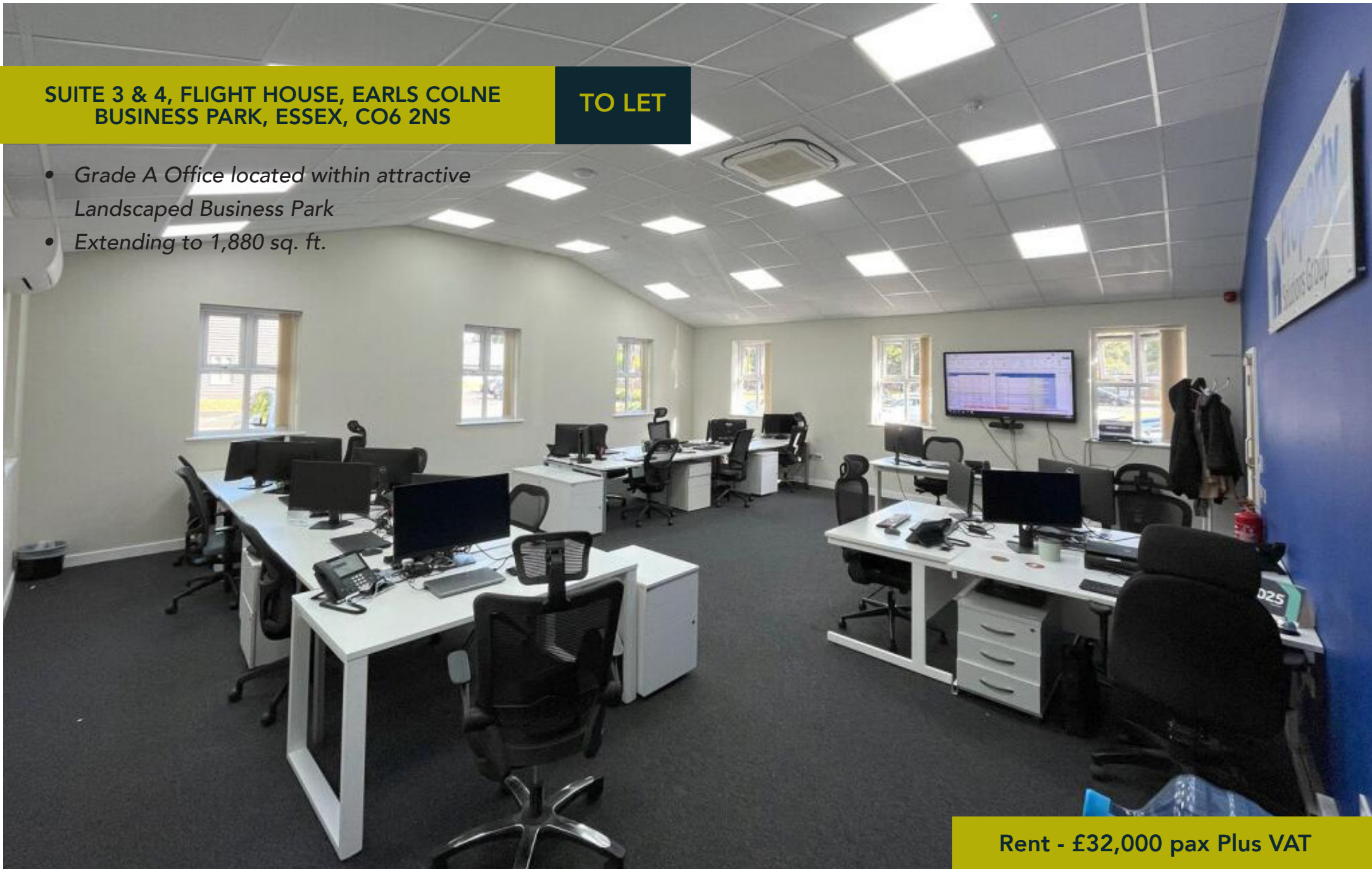


**SUITE 3 & 4, FLIGHT HOUSE, EARLS COLNE
BUSINESS PARK, ESSEX, CO6 2NS**

TO LET

- *Grade A Office located within attractive Landscaped Business Park*
- *Extending to 1,880 sq. ft.*

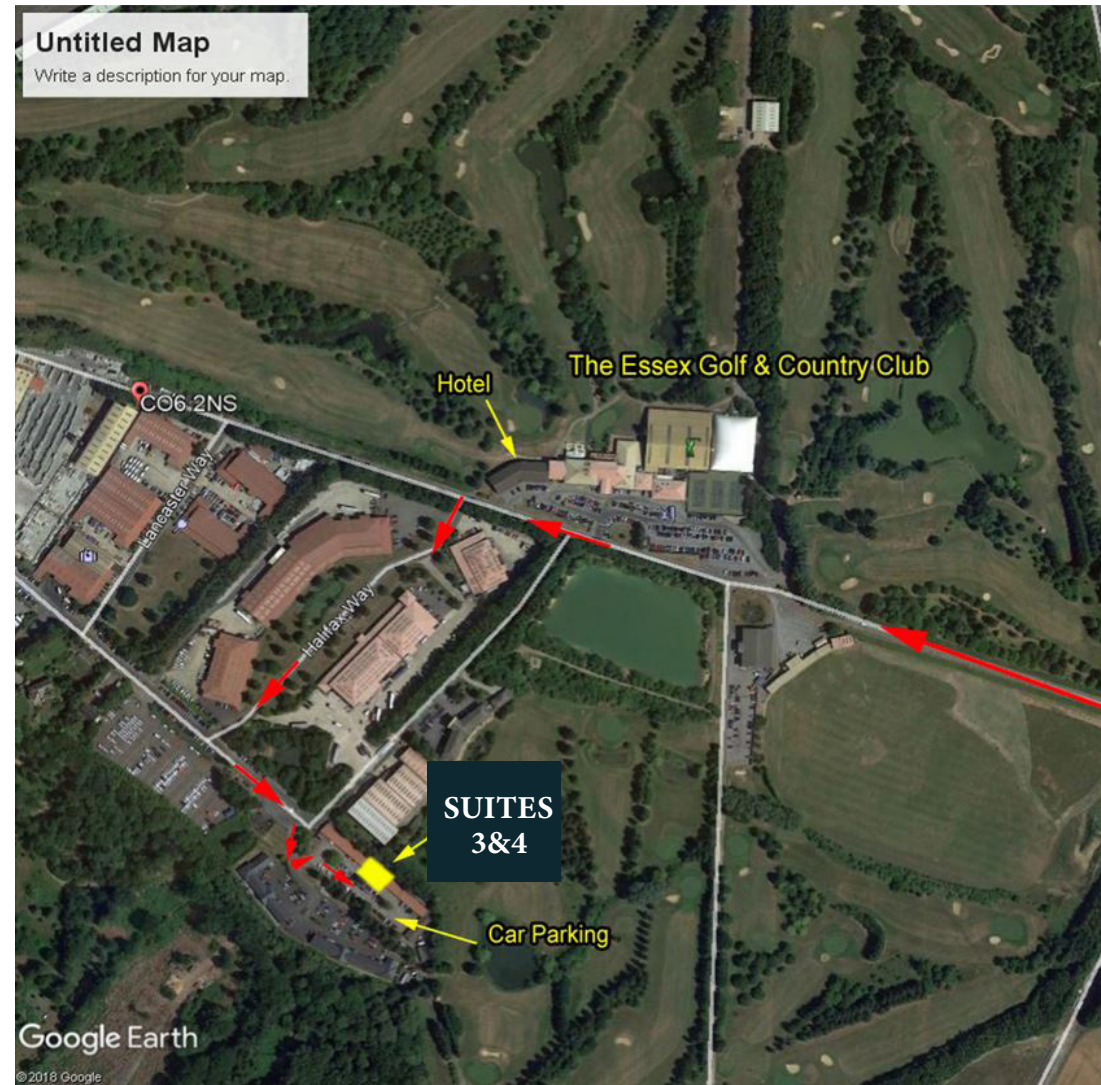
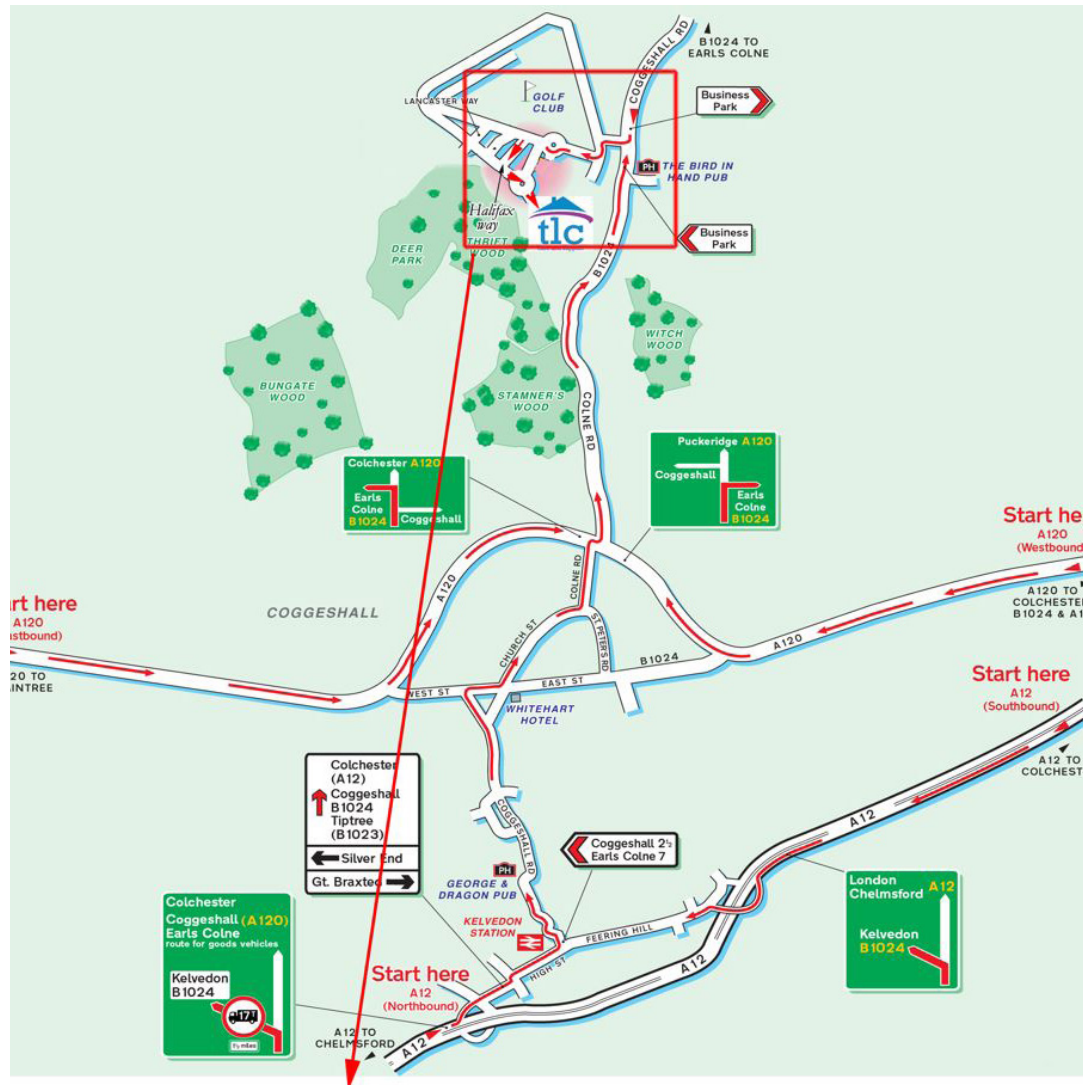


Rent - £32,000 pax Plus VAT

LOCATION AND SITUATION

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 & 15 miles distant respectively.

Earls Colne Business Park benefits from a fully landscaped environment, on-site security, CCTV monitoring with number plate recognition of all vehicles accessing the site, The Essex Golf and Country Club with gym and 9 tennis courts, driving range, and swimming pool & spa. There is also a fully licenced restaurant and bar and Anglian Flight Centre / airfield which is fully CAA licensed.



DESCRIPTION

Suites 3 & 4 comprise a two well-presented, self-contained, ground floor interlinking offices arranged to provide an open plan office accommodation, with meeting rooms, benefitting from WC/kitchen facilities, extending to approx. 1,880 sq. ft.

The premises benefits from air conditioning units in the main office. The office has carpeted floor throughout, with the kitchenette and WC having vinyl flooring. High speed internet is available on site, with speeds up to 1GB/s available, depending on the occupiers requirements.

Occupiers are able to enjoy the well-maintained, landscaped grounds of Earls Colne Business Park. Car parking spaces are provided onsite, in a generous unallocated car park immediately outside the property. Additional visitor/overflow car parking is also available nearby on the Estate.

ENERGY PERFORMANCE CERTIFICATE

The property is being reassessed. A copy of the certificate will be available on the GOV.UK non-domestic energy performance certificate register once complete.

RATEABLE VALUE | BUSINESS RATES

The premises has a rateable value of £21,500, listed as Suite 3-4 Earls Colne Business Centre. Interested parties are advised to make their own enquiries with Braintree District Council Rates Department.

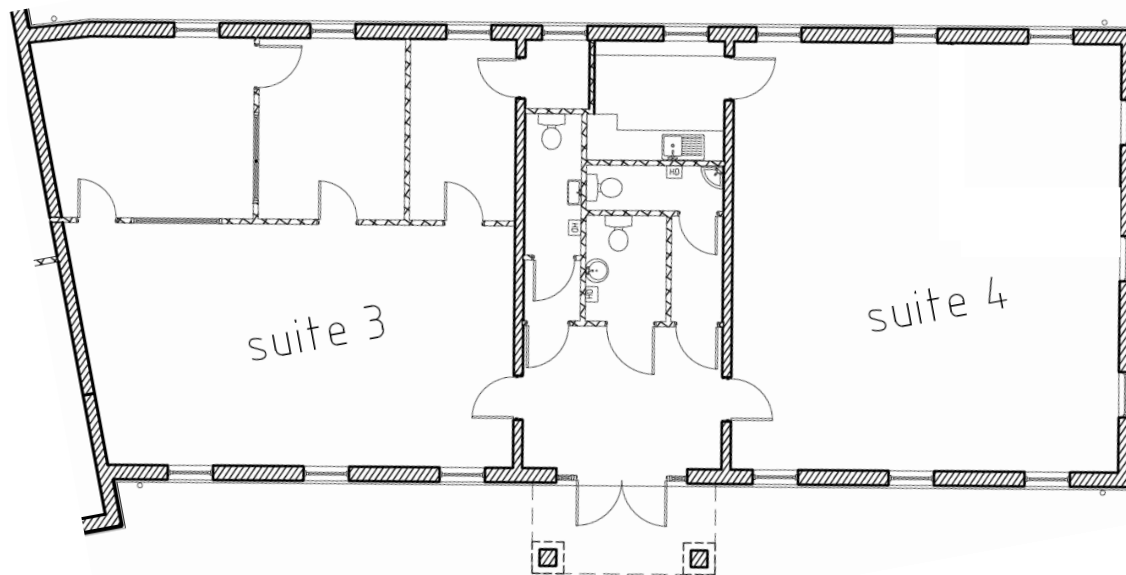
TERMS

The property is available to let by way of a new full repairing and insuring lease for a term of 10 years with an option to break and market rent review on the 5th anniversary of the term.

Rent: £32,000 per annum exclusive, plus VAT.

SERVICE CHARGE

£2,159 per annum, to include but is not exclusive of maintenance and upkeep of the estate road and car parks, water and sewage, landscaping, site security and buildings insurance.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

T: 01206 563 222

E: info@nicholaspercival.co.uk

All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.