

**New High Spec Air-Conditioned Offices / Business Units
From Approx. 1,200 sq ft (111 m²) to 9,600 sq ft (891 m²)**

Lanswoodpark, Elmstead Market, Colchester, CO7 7FD



Available Autumn / Winter 2018

FOR SALE OR TO LET

- Air-Conditioned Premises
- High Speed Broadband
- Easy Access to A120
- LED Recessed Lighting
- Raised Access Floors
- Generous Car Parking

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LOCATION

Lanswoodpark is prominently located on Broomfield Road, in a countryside setting, approximately four miles to the East of Colchester and within 2.5 miles of the A120 dual carriageway which provides excellent road links to the national motorway network. British Rail Stations are available close by in both Wivenhoe and Colchester. There is an on-site café.

DESCRIPTION

Three new detached two-story buildings which will be built on site to a high standard of specification to include; clad and rendered elevations / double glazed aluminium windows and doors, suspended ceilings with recessed LED lighting, air sourced air conditioning and heating, skirting trunking, carpet tiles, fire alarm systems and W/C & kitchenette facilities.

Excellent allocated car parking provision (approx. 1:200 sq ft) with additional visitors parking available on site.

ACCOMMODATION

Requirements from approx. 1,200 sq ft to 9,600 sq ft net internal can be accommodated. Each building is circa 9,600 sq ft with 4,800 sq ft per floor. Offices to be handed over in an open plan layout ready for the tenants / owners fit out.

See table below for indicative sizing and pricing. Bespoke layouts are to be priced upon application.

<u>Unit Sizes & Configurations (approximate net internal areas)</u>				<u>Rent (PA)</u>	<u>Price</u>	<u>Parking</u>
Optional Layout One (communal facilities)						
A / D	Ground Floor	1,200 sq ft (111 m ²)		£25,000	£295,000	6
B / C	Ground Floor	1,200 sq ft (111 m ²)		£25,000	£295,000	6
E / F	First Floor	1,200 sq ft (111 m ²)		£25,500	£305,000	6
G / H	First Floor	1,200 sq ft (111 m ²)		£25,800	£310,000	6
Optional Layout Two (communal facilities)						
A		1,200 sq ft (111 m ²)		£25,000	£295,000	6
B		1,200 sq ft (111 m ²)		£25,500	£305,000	6
C		2,400 sq ft (222 m ²)		£47,000	£585,000	12
D		4,800 sq ft (445 m ²)		£97,500	£1,220,000	26
Optional Layout Three (self-contained facilities)						
A / C		3,057 sq ft (284 m ²)		£58,000	£750,000	15
B / D		2,454 sq ft (228 m ²)		£47,500	£600,000	12

**Note: sizes are approx. and are subject to final measurement once built*

9,600 sq ft (standalone building)	POA	POA	48
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BUSINESS RATES

Based on assessments for other offices on sites rates payable are likely to be in the region of £6.50 per sq ft per annum.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A full copy of the EPC assessment and recommendation report will be available from our office once the buildings are complete.

TERMS

The offices are available for sale with prices available upon request subject to the size and layout required, on 199-year ground leases at an initial peppercorn rent.

Alternatively, the offices are available to let on new leases, length and terms to be agreed, at rents outlined in the table below.

SERVICE CHARGE

A service charge is applicable to cover the costs of the maintenance and repair of the external communal areas, exterior lighting, security, car park and landscaping.

The service charge cost will depend upon layout / configuration. Further information of costs and services included are available upon request.

VAT

We have been advised that VAT is applicable on the rent and purchase price. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

VIEWING

Strictly by appointment via joint sole agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk

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