

**Prestige Offices / Business Units with On Site Parking
from 237 sq. ft (22m²) to 8,600 sq. ft (798m²)**

Lanswoodpark, Elmstead Market, Colchester, Essex CO7 7FD



TO LET ON FLEXIBLE TERMS

- | | | | |
|---------------------------|---|---------------------|---|
| • Air Conditioning | • | • LED Lighting | • |
| • High Speed Broadband | • | • CAT5 Cabling | • |
| • Flexible Accommodation | • | • Ample Car Parking | • |
| • Easy Access to A120/A12 | • | • On Site Café | • |

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 links to the A12/A14 and national motorway network.

DESCRIPTION

Phase two of Lanswoodpark provides space which can be tailored specifically to suit an occupier's size requirements. The premises benefit from a high specification to include; LED lighting, CAT5 cabling, air sourced heat pumps providing heating and comfort cooling, high speed broadband, tea points, shower & W/C facilities, and generous on-site car parking. An on-site café is available for use by the occupiers.

ACCOMMODATION

(approximate gross internal floor areas scaled from plans)

Office	Sq Ft	M ²	Rent
<u>Broomfield House</u>			
Ground Floor	FULLY LET		
First Floor			
30	463	43	£8,750 pa
33	237	22	£5,250 pa
34	237	22	£5,250 pa
39	463	43	£9,500 pa
Two Story	1,075 – 8,600	100 - 800	£POA

TERMS

The offices are available to let on new flexible leases, length and terms to be agreed, rents as outlined in the table above.

SERVICE CHARGE

A service charge is applicable, for non-serviced office occupiers, to cover; maintenance and upkeep of the communal areas, exterior lighting, security, car park and landscaping. Approx. cost 2017/18 of £2.50 per sq ft.

BUILDINGS INSURANCE

This is payable by the landlord and recoverable via the tenant. Approx. cost 2017/18 £0.80 per sq ft.

BUSINESS RATES

The available offices are yet to be assessed for business rates purposes. Small business may be eligible for up to 100% business rate relief. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities in this direction.

PLANNING

We have been advised that the development benefits from consent for B1/B8 (business / storage), A1 (retail/showroom) and D1 (medical/healthcare). Interested parties are advised to make their own enquiries direct with Tendring District Council 01255 686 868.

ENERGY PERFORMANCE CERTIFICATE (EPC)

It is expected that the premises will fall within class B of the energy performance assessment scale. A full copy of the EPC assessment and recommendation report will be available from our office once the buildings are complete.

VAT

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

VIEWING

Strictly by appointment via agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



IMPORTANT NOTICE: -

Newman Commercial for themselves and for the vendors or lessors of this property, whose agents they are, give notice that; i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii) The vendor or lessor does not make or give, and neither Newman Commercial nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv) All statements contained in these particulars as to this property are made without responsibility on the part of Newman Commercial or the vendor/lessor. v) All quoting terms may be subject to VAT at the prevailing rate from time to time. vi) Newman Commercial have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency. Newman Commercial are Part of The Fenn Wright Group. Details updated 30.07.18.