

01206 577667

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 **Whybrow**

**Attractive Ground Floor Office – To let**



**15b, Earls Colne Business Park, Earls Colne, Essex, CO6 2NS**

Rent: £16,000 Per Annum Exclusive

1000 Sq. Ft (92 Sq. M)

- Well Presented Air Conditioned Office
- High Speed Internet Provision
- Kitchenette & W/C Facilities
- Secure & Well Maintained Business Park
- Generous Unallocated On Site Car Parking
- New Lease Available

## Location

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, and 15 miles distant respectively.

Earls Colne Business Park benefits from a fully landscaped environment, on-site security, CCTV monitoring at the entrance, the Essex Golf Club and Hotel with gym, 9 tennis courts, driving range, and swimming pool & spa. There is also a fully licenced restaurant and bar, an on-site creche and Anglian Flight Centre / airfield which is fully CAA licenced.



## Description

The office is very well presented and benefits from air conditioning, LED lighting, a mix of carpet and wood laminate flooring, and further meeting room facility. High speed radio and fibre internet provision onsite, with speeds up to 1GB/s available depending on requirements.

## Accommodation

The office suite benefits from an approximate gross internal floor area of 1,000 sq. ft (92 sq.m).

## Asking Terms

A new lease to be drawn on a Full Repairing and Insuring (FRI) basis for a term of years to be agreed incorporating upward only rent reviews.

## Rent

£16,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

## Service Charge

The property is subject to a service charge. Further details available upon request.

## Legal Fees

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

## Planning

The property benefits from an established 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 £11,500.

## Energy Performance Certificate

The property is to be reassessed.



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