

SPECIAL OFFER

Introductory discount of
£100 per desk, per month

Valid for initial 6 month
term only



AVAILABLE TO LET

New prestigious private offices
Furnished and fully serviced
Meeting rooms, social and fitness spaces

LOCATION

Lodge Park Business Centre,
Lodge Lane, Colchester
CO4 5NE



LODGE PARK
BUSINESS CENTRE

INTRODUCTORY OFFER

£300 to £350 per desk, per month
All-inclusive monthly fee
Min 6 months / 2 months notice

AVAILABLE SIZE/AREA

1 to 8 Desk private offices
From 100 to 600 sq. ft.
1 Parking space per desk

IN BRIEF

- Available for immediate occupation
- To let on short-term flexible contract – no lease
- Monthly price includes all facilities
- Fully-furnished 1 to 8 desk private offices
- High-speed broadband and private Wi-Fi
- Individual A/C heating and cooling
- Free refreshments
- Free meeting rooms
- Internal and external social/wellbeing spaces
- Free on-site Technogym™ fitness centre
- One parking space per desk included + visitor parking

LOCATION

Lodge Park Business Centre is located in an idyllic semi-rural location overlooking the surrounding countryside, yet just two miles from the A12/A120 dual carriageway providing excellent road access to the national motorway network and Colchester city centre/train station.

DESCRIPTION

Lodge Park Business Centre's offices are spacious and well-appointed with modern ergonomic furniture, gigabit broadband, VoIP telephony (if desired) and individually controlled air conditioning/heating. The free-to-use meeting rooms are fully equipped with all the expected technology. Nespresso coffee, Teapigs & Yorkshire tea and Cadbury hot chocolate are available without charge from the immaculate tea stations, as is Brita filtered still and sparkling water. Shared social, culinary and fitness spaces are available to all clients. One parking space is included per desk, plus visitor parking.

The Business Centre has been designed to promote employee well-being and impress clients' visitors with its prestigious facilities and staffed reception.





ACCOMMODATION

Numerous office sizes are available from 1 to 8-person

- 1 to 4 Desks - **£350** per desk, per month for first six months then **£450** per desk
- 5 to 7 Desks - **£325** per desk, per month for first six months then **£425** per desk
- 8 or more Desks - **£300** per desk, per month for first six months then **£400** per desk

Note: Floor plans, photos and site plans are available on request.

TERMS

The offices are available to let on a simple licence basis, with a minimum of 6 months' commitment and thereafter 2 months' notice to leave.

SERVICE CHARGE

The monthly desk fee includes all services, facilities, utilities and parking. Business rates, where applicable, are not included and other pay-as-you-go services such as call costs, franking machine and photocopier usage will be invoiced in arrears.

BUILDING INSURANCE

The building insurance is included in the monthly desk fee.

BUSINESS RATES

The offices are individually assessed. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE [EPC]

A full copy of the EPC assessments is available on request. Depending on the building, the rating is either A or A+.

VAT

VAT will be applicable on the monthly desk fee.



LODGE PARK
BUSINESS CENTRE

VIEW BY CONTACTING

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SAT NAV CO4 5NE

WHAT 3 WORDS pods.standard.coder

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