

**01206 577667**

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**Office Suite – To Let**



## **Suite 1, Fight House, Earls Colne Business Park, Earls Colne, Colchester, Essex, CO6 2NS**

**Asking Rent: £8,160.00 Per Annum Exclusive**

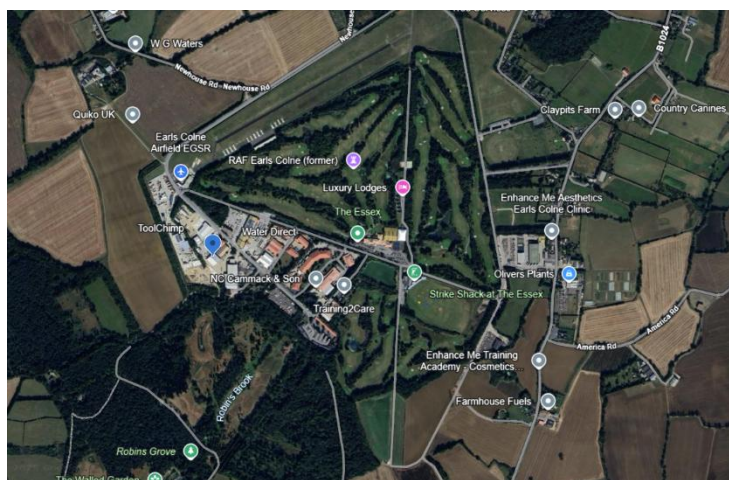
**480 Sq. Ft (44.6 Sq. M)**

- Grade A Office Space
- High Speed Internet Provision, up to 1GB Download Speeds Available
- Private Washroom Facilities
- On Site Security
- Plentiful Car Parking Available on Site, and 2 Allocated Spaces
- Air Conditioned
- Located within attractive landscaped environment adjacent to Marks Hall Estate
- On site hotel, golf club, driving range, leisure centre, nursery, hairdresser and other facilities
- New Lease Available

## Location

Earls Colne Business Park is located just 2.5 miles north of the A120 Stansted to Harwich trunk road and 5 miles north of the A12. Harwich is 30 miles east of the Business Park and is home to one of the largest international ports in the UK. Chelmsford City is 15 miles to the south, whilst Braintree is only 6 miles east.

Earls Colne is a rural village located 8 miles outside the City of Colchester. The property is situated on the West Side of the business park with neighbouring and nearby occupiers including Water Direct Ltd, David Watson Transport, NC Cammack & Sons (Haulage) and the Essex Golf and Country Club.



## Description

A modern Grade A office suite located within an attractive landscaped environment adjacent to Marks Hall Estate.

The accommodation consists of superb open plan office accommodation at ground floor with private washroom facilities. Externally, there is a large car park with 2 allocated spaces.

## Accommodation

The property benefits from a Net Internal Area (NIA) of 480 sq.ft (44.6 sq.m)

## Asking Terms

The unit is available by way of a new FRI lease for a term of years to be agreed with regular upward only rent reviews.

## Asking Rent

£8,160.00 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

## Service Charge

A service charge is applicable to cover 24/7 on-site security, water and sewage charges, landscaping and maintenance of the common external areas and estate roads.

Further details are available upon request.

## Town Planning

The unit benefits from Class E (Office) Use.

Interested parties are advised to contact Braintree District Council on 01376 552525.

## Business Rates

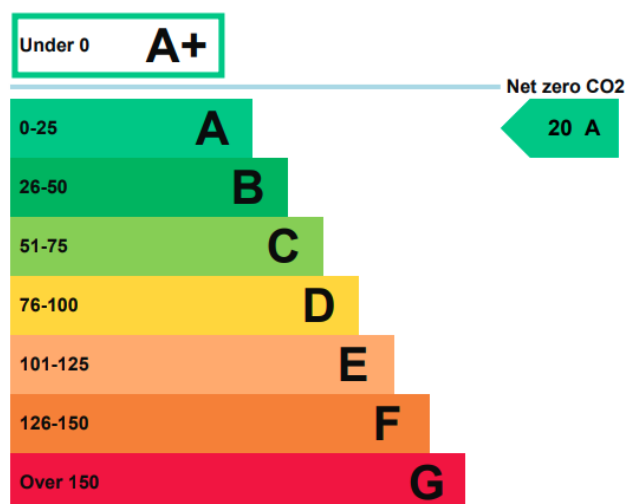
The property appears in the Valuation List with a Rateable Value of £4,342.

## Legal Fees

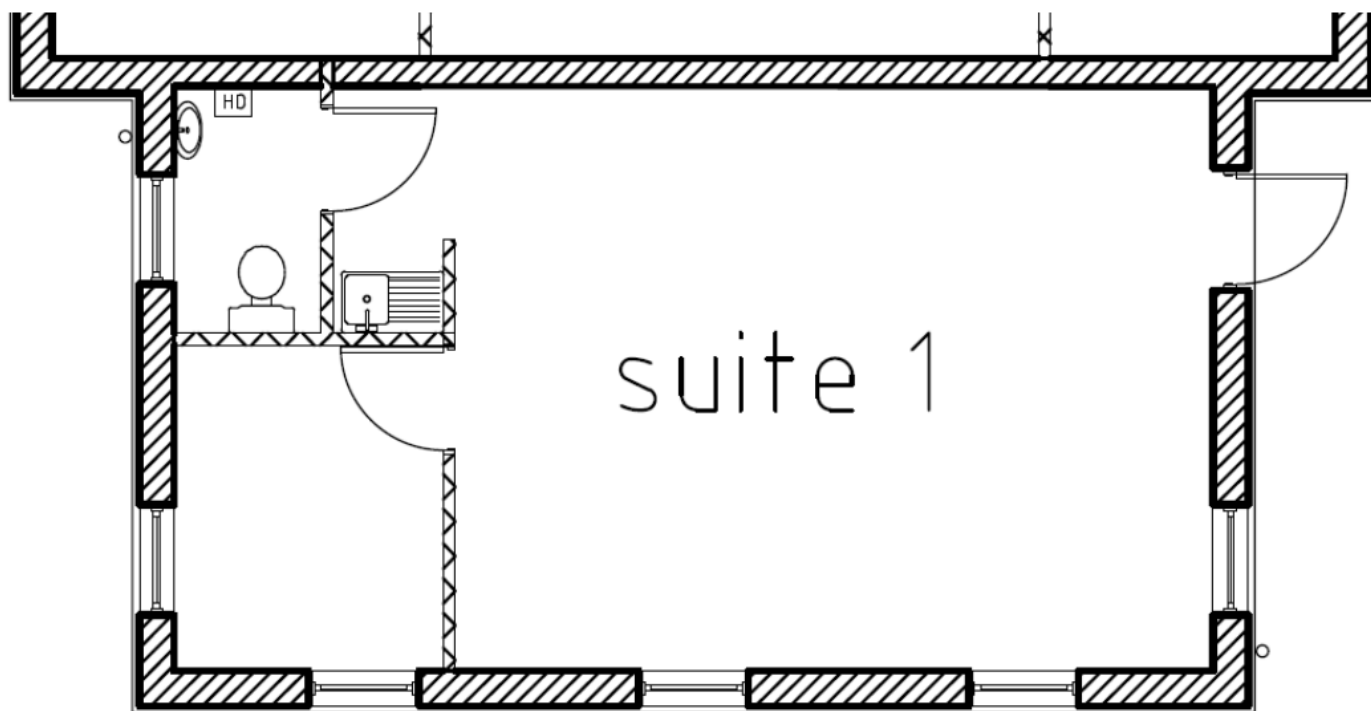
Each party is to bear their own legal costs throughout the course of any transaction.

## Energy Performance Certificate

The unit has a current EPC rating of A20.







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