



## AVAILABLE FOR SALE FREEHOLD OR TO LET

High Quality Two Storey Office With Excellent A12 Access

**6 Blue Barns Business Park, Old Ipswich Road, Ardleigh, Colchester, CO7 7FX**

### RENT

**£19,950**  
per annum (plus VAT)

### AVAILABLE AREA

**938 sq ft**  
[87.1 sq m]

### SALE

**£285,000**  
(plus VAT)

## IN BRIEF

- » Two Storey Open Plan Office Building
- » Very Well Presented With Air Conditioning
- » High Speed Fibre Broadband (80mb)
- » Kitchenette & W/C Facilities
- » Three On Site Car Parking Spaces
- » Visitor Car Parking Spaces On Site
- » Close To A12 / A120 Interchange

## LOCATION

A high quality office development, constructed in 2012, situated within a self-contained site with direct and easy access to the A12 / A120 which provide fast links to the national motorway network, Stansted Airport, and the east coast ports of Harwich and Felixstowe. Colchester City Centre and main line railway station (London Liverpool Street approx. 55 mins) are approximately 4 miles distant.

## DESCRIPTION

A well-presented two storey, self-contained office, which benefits from an entrance hallway with stairs to the first floor, an open-plan layout, separate kitchenette and W/C facilities.

The specification includes heating and cooling (not tested), plastered ceilings with recessed LG3 lighting, wood flooring, power / networking sockets and intruder / fire alarms. High speed fibre optic broadband (BT lease line of 80 mb download & upload),

Externally, there are three allocated car parking spaces within the gravelled car parking area, plus additional unallocated visitor car parking spaces are provided. The grounds are lit and there are security gates at the entrance which are automatically locked by a timer out of hours.

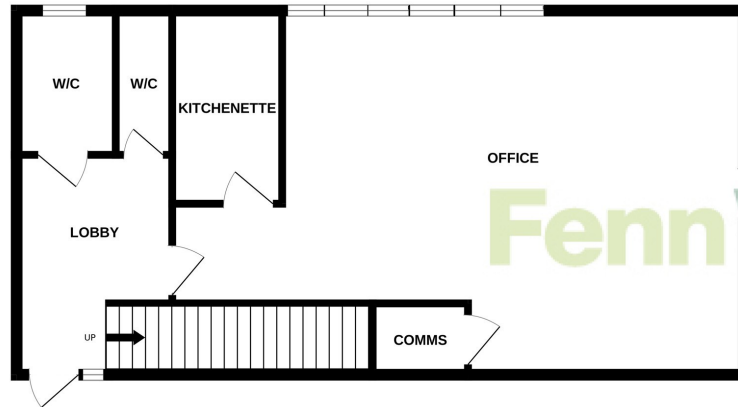
## ACCOMMODATION

[Approximate Net Internal Floor Area]

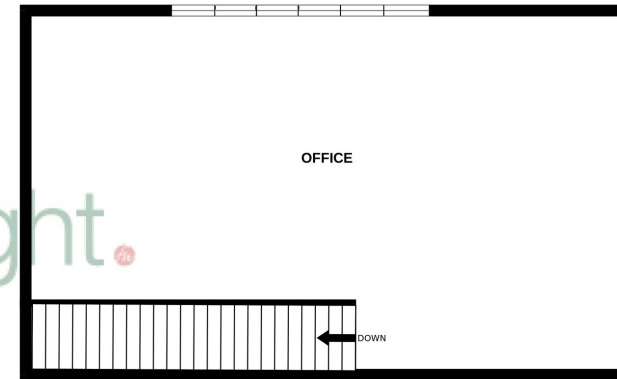
- » Total: 937.8 sq ft [87.1 sq m] approx.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

## TERMS

The premises are available for sale Freehold at £285,000 (plus VAT) or to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £19,950 per annum, exclusive of business rates.

We have been advised that VAT is applicable.

## SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting and car parking areas.

The service charge also includes the provision of super fast fibre broadband.

Approximate cost for the current year is £3,065.69 plus VAT, payable on account.

## BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant.

For the current year the approximate cost is £535.64 plus VAT.

## BUSINESS RATES

We are advised that the premises currently have two assessments:

Grd Flr = £10,000 RV

1st Flr = £9,300 RV

Therefore, a combined rateable value, with effect from the 1st April 2026, of £19,300. Therefore estimated rates payable of approximately £8,338 for the current year.

Interested parties are advised to make their own enquiries.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class B (26) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

## VAT

VAT will be applicable on the rent and service. All rents and prices are exclusive of VAT under the Finance act 1989.

## LEGAL COSTS

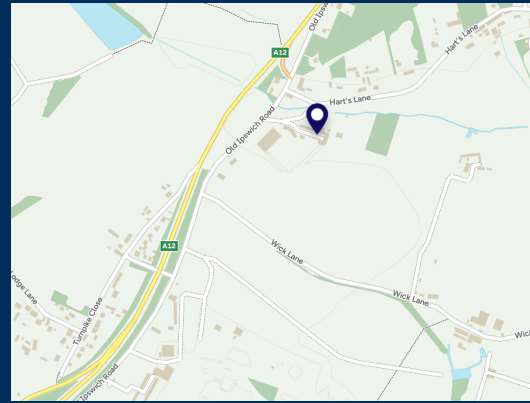
Each party will bear their own legal costs.

**VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:**

**Fenn Wright  
882 The Crescent  
Colchester Business Park  
Colchester  
Essex CO4 9YQ**

**Contact:  
T: 01206 854545  
E: colchestercommercial@fennwright.co.uk**

**fennwright.co.uk  
01206 854545**



Fenn Wright 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 Fenn Wright LLP 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 Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright 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.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created 8 May 2026

**Fenn Wright**

