

Office

TO LET: High-quality Office Suite in a Secure, Landscaped Business Park

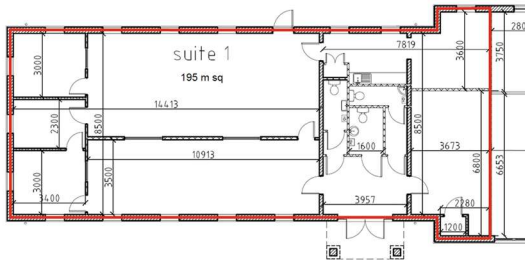


**Suite 1 Park House, Earls Colne Business Park, Earls Colne,
Colchester, Essex CO6 2NS**

Total Area Approx. 195 Sq M (2,099 Sq Ft)

- **Grade A office accommodation, secure site**
- **Located within attractive, landscaped environment adjacent**
- **Adjacent to the attractive Markshall Estate**
- **High speed internet provision, up to 1GB/s download speeds**

To let a rent of £36,000 per annum exclusive.



Services & Service Charge

We understand that all mains services are available. Approximate cost for the current year is £2,565 plus VAT, payable on account.

Business Rates

Rateable Value: £27,500. All interested parties should contact Braintree District Council.

Viewing

Strictly by prior appointment with Penn Commercial on:



Suite C, Orwell House, The Strand, Wherstead, Ipswich, Suffolk IP2 8NJ

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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 with number plate recognition of all vehicles

accessing the site, nursery, hairdresser, The Essex Golf and Country Club, with a gym and 9 tennis courts, 2 Padel courts, driving range, and swimming pool and spa. There is also a fully-licensed restaurant and bar and Anglian Flight Centre / airfield, which is fully CAA licensed.

Description

The office suite is very well presented and accessed via a private entrance. Internally, the accommodation comprises predominantly open-plan office space, together with a meeting room, private offices/directors' offices, and a breakout room. The suite includes modern amenities such as a kitchen, WC facilities, and air conditioning. High-speed internet is available, with download speeds of up to 1GB/s. Externally, the office benefits from direct access to a landscaped outdoor seating area, providing an attractive space for breaks, lunch, or informal meetings. Two allocated parking spaces are provided, together with ample additional parking available in the car park.

Accommodation (all areas are approximate)

Total Area Approx. 195 Sq M (2,099 Sq Ft)

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Planning

We understand that the property currently has consent for Class E office use. All interested parties should make their own enquiries with Braintree District Council.

EPC

A full copy of the EPC is available upon request.

Terms & Tenure

The premises are available to let on a new effective Full Repairing and Insuring lease, with a minimum lease length of 10 years, at a rent of £36,000 per annum exclusive.

VAT

VAT is applicable.

