



**AVAILABLE TO LET**

Modern Warehouse With An Office & Mezzanine Floor

Unit 2 Lions Farm, Langham Lane,  
Boxted, Colchester, Essex, CO4 5HY

**RENT**

**£32,500**  
per annum

**AVAILABLE AREA**

**5,188 sq ft**  
[482 sq m]

## IN BRIEF

- » Available now on a new lease
- » New modern building (built 2024)
- » Large mezzanine floor
- » Office area with tea point & WC's
- » Semi rural location with easy A12 access

## LOCATION

Lions Farm is located on Langham Lane in a semi rural location, north of Severalls Industrial Park, and south of the village of Langham. The site is just 2.5 miles from the A12, providing easy north and south bound access via Junction 28 and Junction 29 and Langham.

## DESCRIPTION

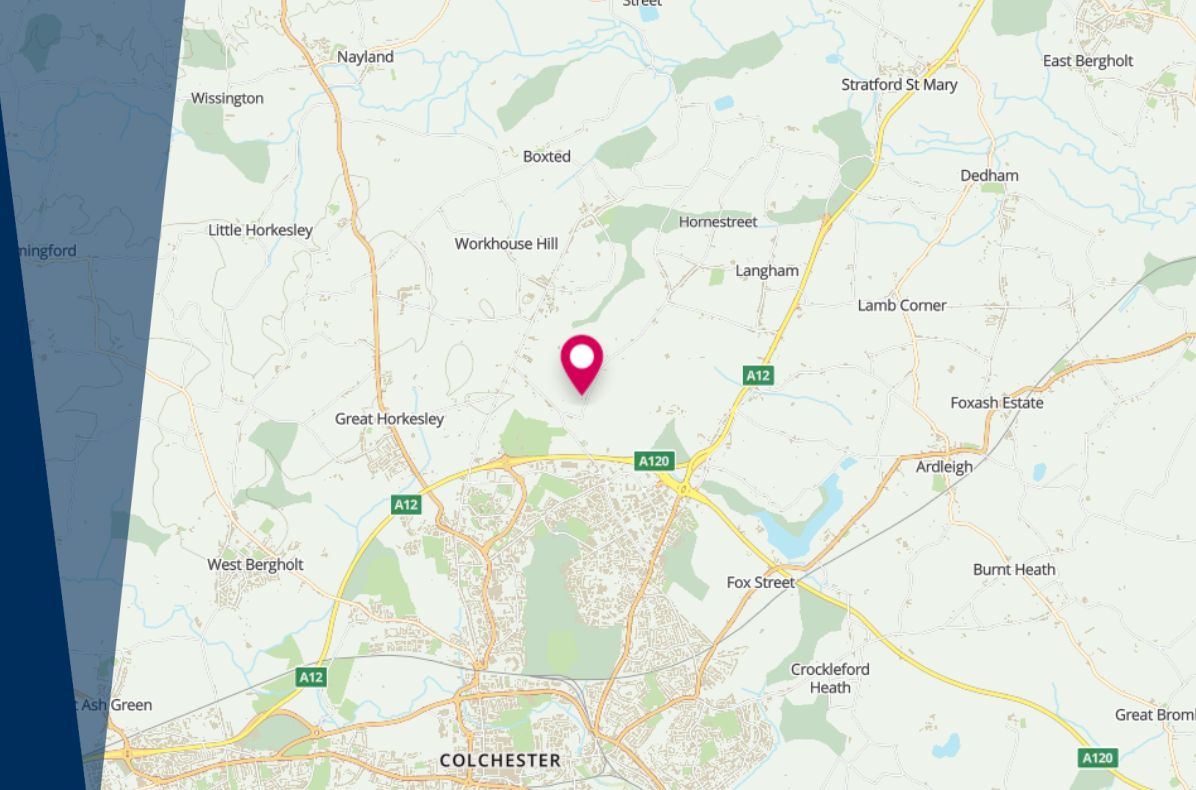
A modern building, constructed 2024, of steel portal frame construction with profile clad insulated elevations. A large loading door (approx. 4m wide by 4.5m high) provides access to the warehouse which features a large mezzanine floor (height beneath approx. 2.7m) and lighting. Eaves height approx. 4.5m and apex 6.25m. A personnel door provides access to an office area with tea point, WC and accessible WC facilities. There is a single phase power supply of 100amp (23 KVa). Broadband is available via County Broadband with speeds up to 900mb. There is also CCTV and a Chubb alarm installed. Externally there is car parking and loading / unloading areas provided. Note: The racking can be included if required.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- |                        |             |              |
|------------------------|-------------|--------------|
| » Warehouse:           | 2,100 sq ft | [195.1 sq m] |
| » Office & Facilities: | 688 sq ft   | [63.9 sq m]  |
| » Mezzanine Floor:     | 2,400 sq ft | [223.0 sq m] |
| » Total:               | 5,188 sq ft | [482.0 sq m] |

Note: see indicative floor plan on the back page.





## TERMS

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £36,000 per annum plus VAT.

## SERVICE CHARGE

A service charge will be applicable to cover the costs of; landscaping and maintenance of the communal areas and entrance roadway, as well as maintenance of the Klargestor system (septic tank), with an approximate cost for the current year of £600 plus VAT. In addition, the cost for alarm, CCTV, and monitoring for the current year is £942 plus VAT.

Water rates are billed separately, and provided via a shared supply, with the cost split 50/50 .

## BUSINESS RATES

We are advised that the premises are yet to be assessed for business rates purposes. Interested parties are advised to make their own enquiries.

## 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 £TBC plus VAT.

## PLANNING

We have been advised that the premises benefit from B8 (Storage & Distribution) planning consent as per application no: 240117.

Hours restrictions for deliveries / dispatches apply and are permitted; weekdays 07:30 to 19:00 and Saturdays 07:30 to 19:00. Deliveries / dispatches on Sundays and Bank Holidays are prohibited.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class C(61) of the energy performance assessment scale. A full copy of the EPC assessment will soon be 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 / AML

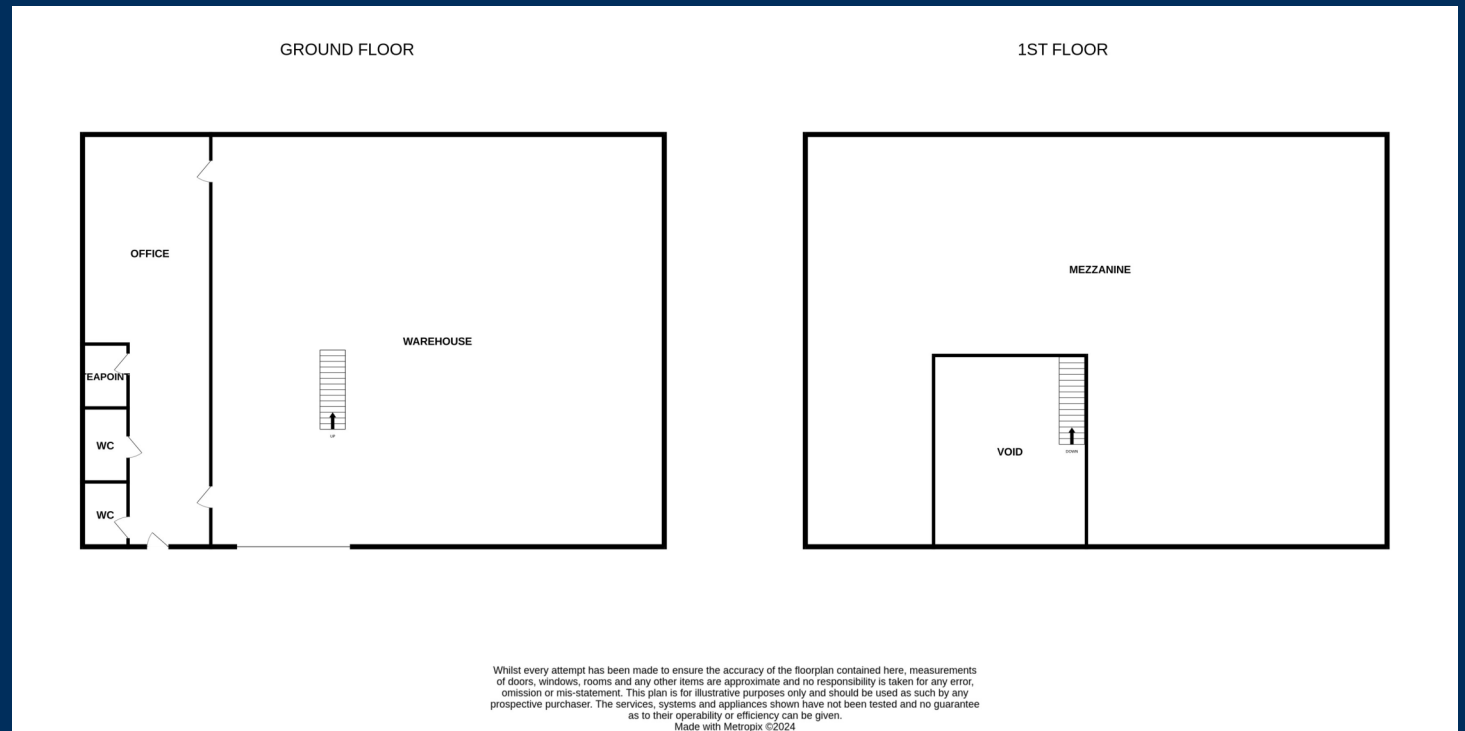
Each party are to be responsible for their own legal costs. Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

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

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Particulars created 07 October 2025

**Fenn Wright**

