



AVAILABLE FOR SALE

Detached Office Building In An Established Business Park Setting

**Colte House, Threshelfords Business Park
Inworth Road, Colchester, CO5 9SE**

SALE

**£900,000
plus VAT**

AVAILABLE AREA

**5,283 sq ft
[490.8 sq m]**

IN BRIEF

- » Two Storey, Detached Office Building
- » Part Income Producing, Ground Floor Let At £36,500 pax.
- » Predominantly Open Plan With Cellular Offices/ Meeting Rooms
- » Large Storage Area With Double Loading Doors
- » Twenty One On Site Car Parking Spaces

LOCATION

An attractive detached office building prominently located by the entrance of the popular Threshelfords Business Park on the outskirts of Feering, with easy access to the A12 trunk road and approximately 1.5 miles from Kelvedon Railway Station (London Liverpool Street approximately 40 minutes). Chelmsford is approximately 10 miles to the South West and Colchester 10 miles to the North East.

DESCRIPTION

Constructed circa 2008 the building is of modern construction with part timber cladding externally, under a pitched and tiled roof, arranged over ground and first floors.

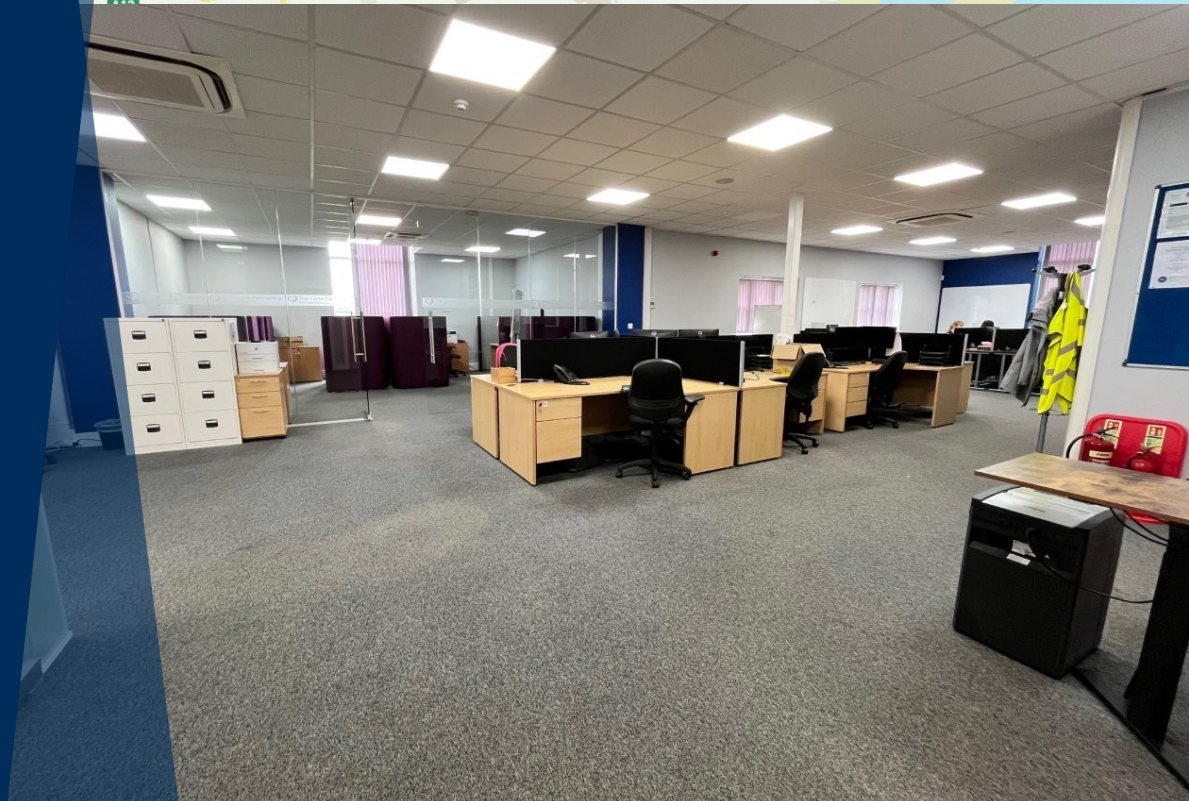
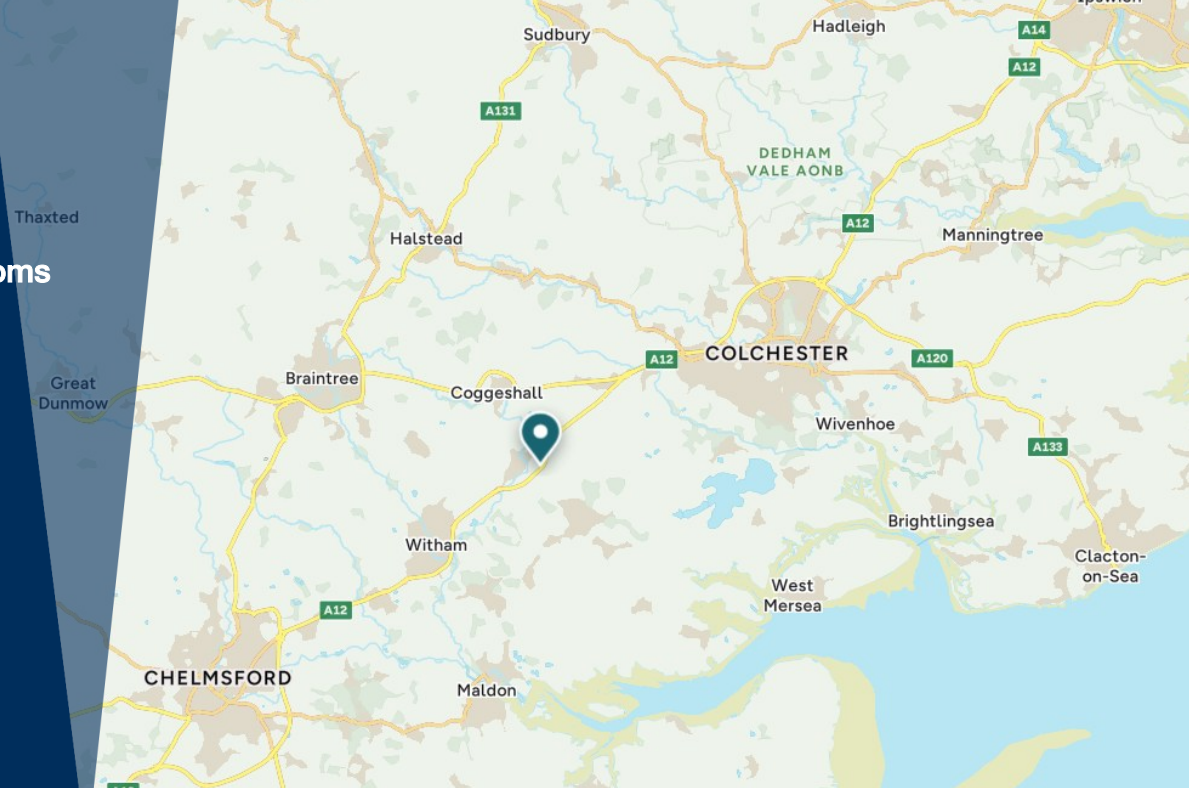
There is a reception area with WC facilities, passenger lift to the first floor and access to the ground floor offices, store room and stairs to the first floor. The offices are carpeted and benefit from a suspended ceilings with LED lighting, recessed heating / cooling units and high quality glazed partitioning providing various offices / meeting rooms on the ground and first floor. There is a 100mb fibre internet leased line.

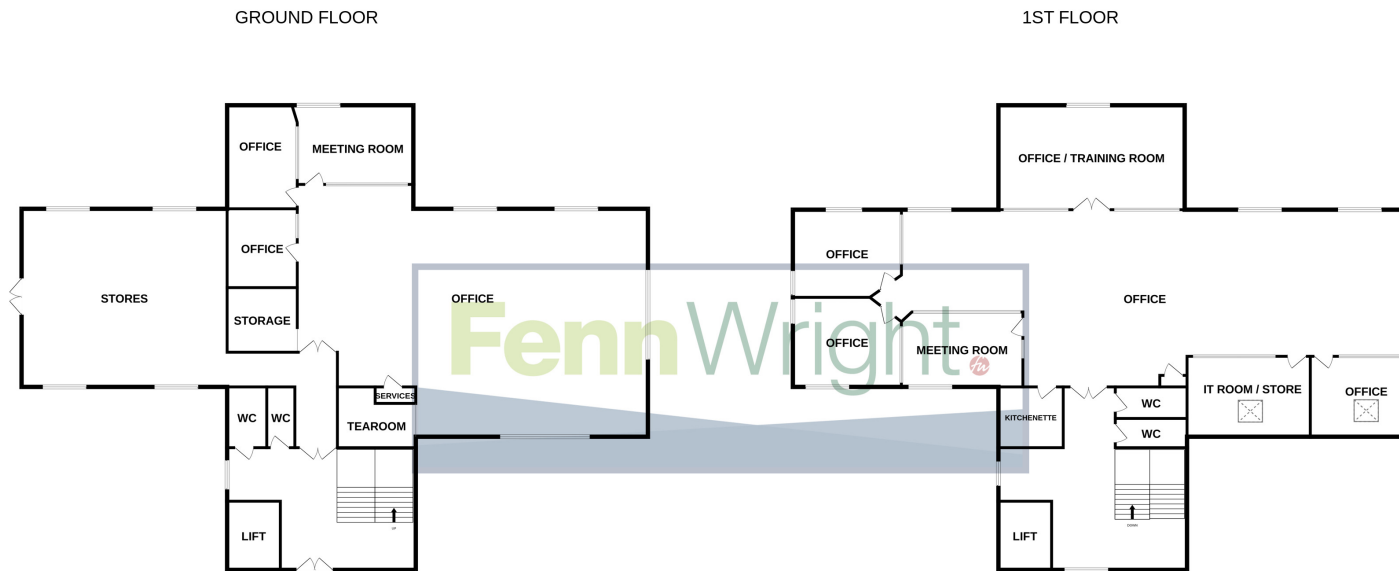
Externally the office is situated within landscaped grounds with a duck pond and seating area along with marked car parking bays for twenty one cars.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Ground Floor: 2,649 sq ft [246.1 sq m] approx.
- » First Floor: 2,634 sq ft [244.7 sq m] approx.
- » Total: 5,283 sq ft [490.8 sq m] approx.





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.
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TERMS

The premises are available For Sale on a 999 year ground lease from 30th November 2007 at a peppercorn rent, at a guide price of £900,000 plus VAT.

TENANCY

The ground floor is let to Premier Print & Promotions Ltd on a five year full internal repairing lease at a rent of £36,500 pax. The lease is to expire 16th June 2027 (no break or rent review). Further information is available upon request.

BUSINESS RATES

We have been informed that the rateable value for the whole building is £71,750. We estimate that the rates payable are likely to be in the region of £39,180 pa.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

SERVICE CHARGE

A service charge is applicable to cover the cost of; maintenance, lighting and landscaping of the external communal areas.

Approx. cost for the current year is £3,620 plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class B (42) of the energy performance assessment scale.

LEGAL COSTS

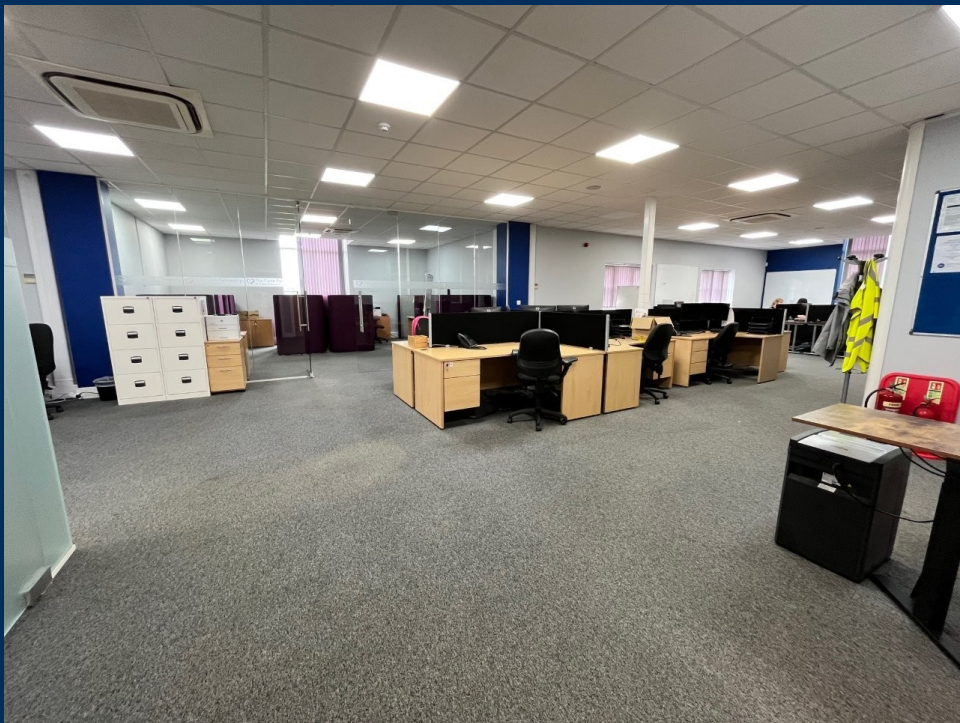
Each party will be responsible for their own legal costs.

VAT

All prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.



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

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Particulars created 21 October 2025

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