

Coke Gearing

consulting

Chartered Surveyors

Unit 14-15 Godbolts Business
Park, A120, Marks Tey,
Colchester, CO6 1HS

High Quality Detached Office

- Two storey office building
- Kitchen facilities on both floors
- Six on site parking spaces
- Comfort cooling
- Two fitted EV chargers
- Excellent access to A120/A12



TO LET

LOCATION

The Godbolts Business Park development is situated on the northern side of the A120 in Marks Tey some 8 miles to the west of Colchester City Centre and benefits from excellent road and rail communications.

The A120 links with the coastal port of Harwich to the east and both Stansted Airport and the M11 to the west. Both the north and southbound carriageways of the A12 are immediately accessible as is the Marks Tey mainline railway station providing a direct route to London's Liverpool Street.



SERVICE CHARGE

A service charge is applicable to cover maintenance of the estate communal areas, landscaping and lighting. The approx. cost for the current year is £5,235

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the Landlord with the cost to be recovered from the Tenant. The approx. cost for the current year is £xxx (plus VAT).

VAT

All rents and 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.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at www.gov.uk/find-business-rates

ENERGY PERFORMANCE CERTIFICATE (EPC)

B - 40
Expires June 2029

DESCRIPTION

A modern two storey detached office set within a high-quality, landscaped business park, built in 2020. The ground floor is predominately open plan with four glazed private offices. There are two W.C's and a small kitchenette on the ground floor.

The stairs to the first-floor lead onto an open plan office area with kitchen facilities and dedicated meeting room, with access to comms cupboard.

Externally, the unit is served by six allocated car parking spaces, including two EV chargers, and benefits from estate signage for clear identification.



LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction

ACCOMMODATION

Accommodation	Sq ft (approx.)	Sq m (approx.)
Ground Floor Office	1,258	116.88
First Floor Offices	801	74.56
Total	2,059	191.44

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently



TERMS

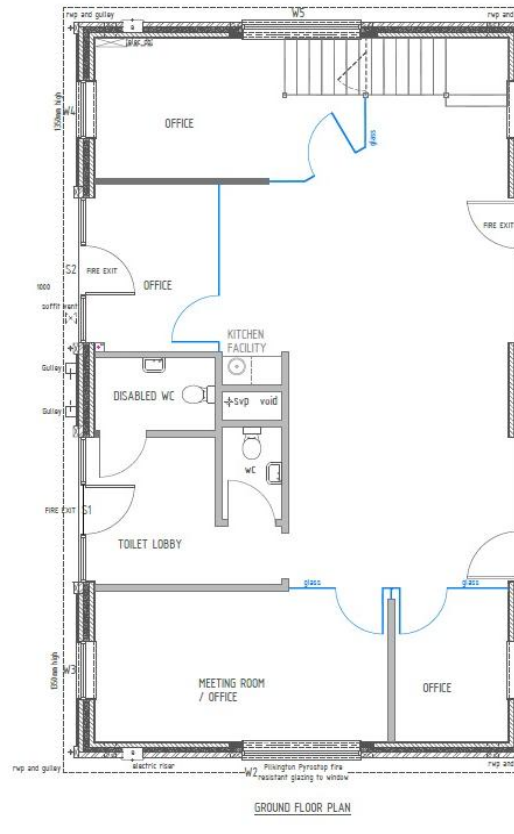
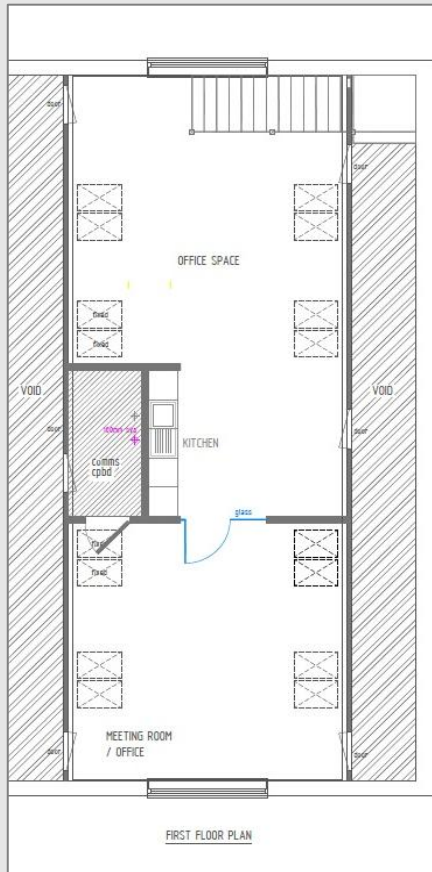
The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed.

RENT

£42,000 per annum exclusive

ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.



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Details prepared on 25/06/2026