



AVAILABLE TO LET

Attractive Serviced Offices with Parking

Nags Corner, Wiston Road,
Nayland, Suffolk, CO6 4LT

RENT FROM

£675

PCM plus VAT

AVAILABLE AREA FROM

280 sq ft
[26.01 sq m]

IN BRIEF

- » Well Presented Serviced Offices
- » Flexible “Easy-In Easy-Out” Lease Terms Available
- » Kitchen & W/C Facilities Provided
- » On Site Car Parking Available
- » Attractive Rural Location

LOCATION

Nags Corner is situated immediately fronting the A134 at Nayland on the Essex/Suffolk border, some 6 miles north of Colchester.

The suites benefit from excellent road connection with the A12 lying just 5 miles away, ensuring easy access to London, Chelmsford, Ipswich and beyond.

DESCRIPTION

The centre provides modern managed office accommodation across 28 units ranging from 70 sq ft to 1,000 sq ft. The offices benefit from carpet flooring, 24-hour access and shared kitchenette and W/C facilities .

Ground Floor North, Door 4 has its own separate entrance and is arranged as two rooms, benefitting from good levels of natural light, LED strip lighting and heating.

Externally there is adequate on site car parking along with attractive rural views overlooking Dedham Vale.

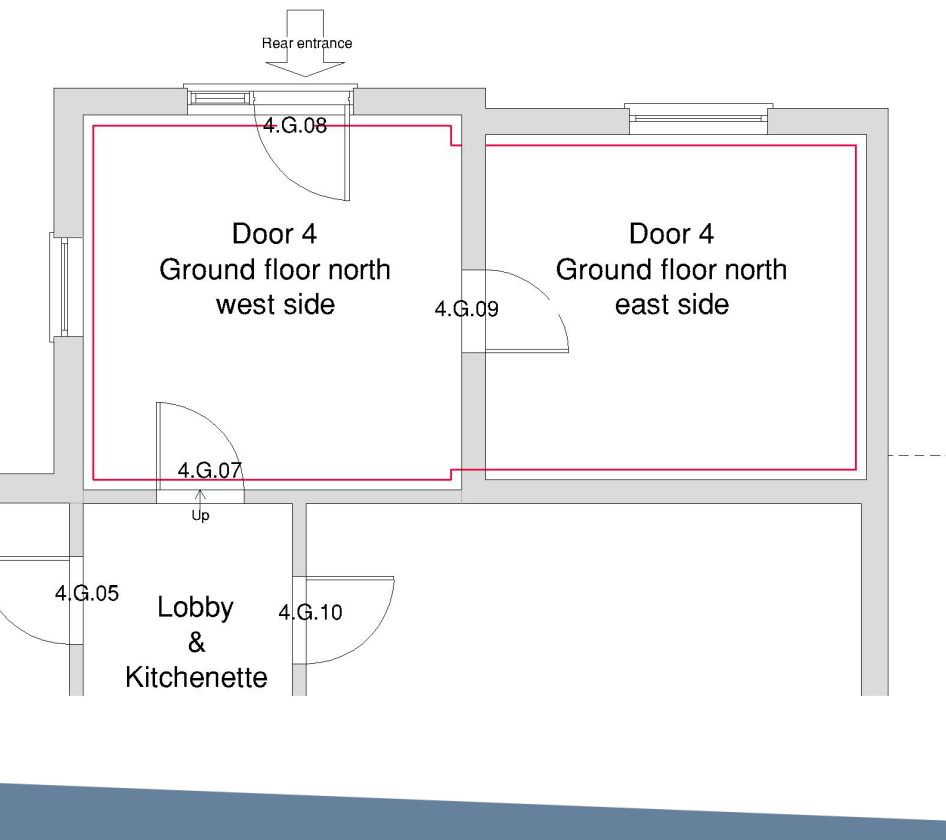
ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Ground Floor North, Door 4: 280 sq ft [26 sq m] approx. £675 pcm + VAT

*available from September 2026





TERMS

The suites are available for a minimum term of 12 months on a simple licence agreement at an inclusive rent basis, at a rent as outlined on page 2.

We are advised that VAT will be applicable on the rent.

The licence includes: water rates, electricity, heating, building & grounds maintenance, 24 hour access, building insurance (not contents), kitchen facilities' and extensive car parking.

Services that are not in the agreement are: telephone and broadband, business rates, office cleaning, and office furniture.

DEPOSIT

A deposit of three months rent (plus a sum equivalent to VAT) is required from the start of the term.

BUSINESS RATES

Licensees are responsible for their individual Business Rates. Small business rate relief may be available to eligible businesses.

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

ENERGY PERFORMANCE CERTIFICATE [EPC]

A full copy of the EPC assessment will be available soon.

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.

LEGAL COSTS

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

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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OS licence no: TT000311015

Particulars created 28 July 2026

Fenn Wright

