

TO LET

Ground & First Floor Office,
Storage or Leisure Opportunity
(USE CLASS E)

8 miles from Colchester | 6 miles
from Braintree | 15 miles from
Chelmsford

Office / Storage / Leisure Suite
in a landscaped setting. Well-
presented air-conditioned offices
with high-speed internet (100mb
BT Superfast), kitchenette and
WC facilities, excellent on-site car
parking. Secure and very well-
maintained business park.

Halifax Way
Earls Colne Business
Park
Earls Colne
CO6 2NS

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£25,000pax
plus VAT

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 distance respectively. Earls Colne Business Park benefits from a fully landscaped environment, onsite security, CCTV monitoring and the entrance the Essex Golf & Country Club a hotel with gym and tennis court, driving range and swimming pool and spa. There is also a fully licenced restaurant and bar, an onsite creche and Anglian Flight Centre/airfield which is fully CAA licenced.

DESCRIPTION

A well presented ground and first floor office/storage/leisure suite, extending to approximately 5,000 square feet with ample onsite car parking.

BUSINESS RATES

The property has a rateable value of £47,000. The estimated rates payable for the year 2023/24 is £23,453. Interested parties are advised to make their own enquiries with Braintree District Council rates department.

TERMS

The suite is available to let on a flexible internal repairing and insuring Lease, contracted outside the Landlord and Tenant Act 1954 for a term to be agreed.

RENT

£25,000 per annum exclusive, plus VAT and service charge.

LEGAL FEES

Each party to be responsible for their own legal fees.

VIEWINGS

Strictly by prior appointment with the sole agent, Nicholas Percival Chartered Surveyors. For further information or to arrange a viewing please contact Tom Noble:

T: 01206 563 222

E: tnoble@nicholaspercival.co.uk

Nicholas Percival Chartered Surveyors
Beacon End Farmhouse, London Road, Stanway, Essex CO3 0NQ
www.nicholaspercival.co.uk



All prices and rentals quoted are exclusive of VAT if applicable.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.

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