



FOR SALE
(VIRTUAL FREEHOLD)
£485,000 STC

TWO STOREY
ATTRACTIVE OFFICE
BUILDING LOCATED
ON RURAL
BUSINESS PARK

FIR LODGE & WHITE LODGE
THRESHELFORDS BUSINESS PARK, INWORTH ROAD,
FEERING, COLCHESTER, CO5 9SE

NP NICHOLAS
PERCIVAL
COMMERCIAL

LOCATION

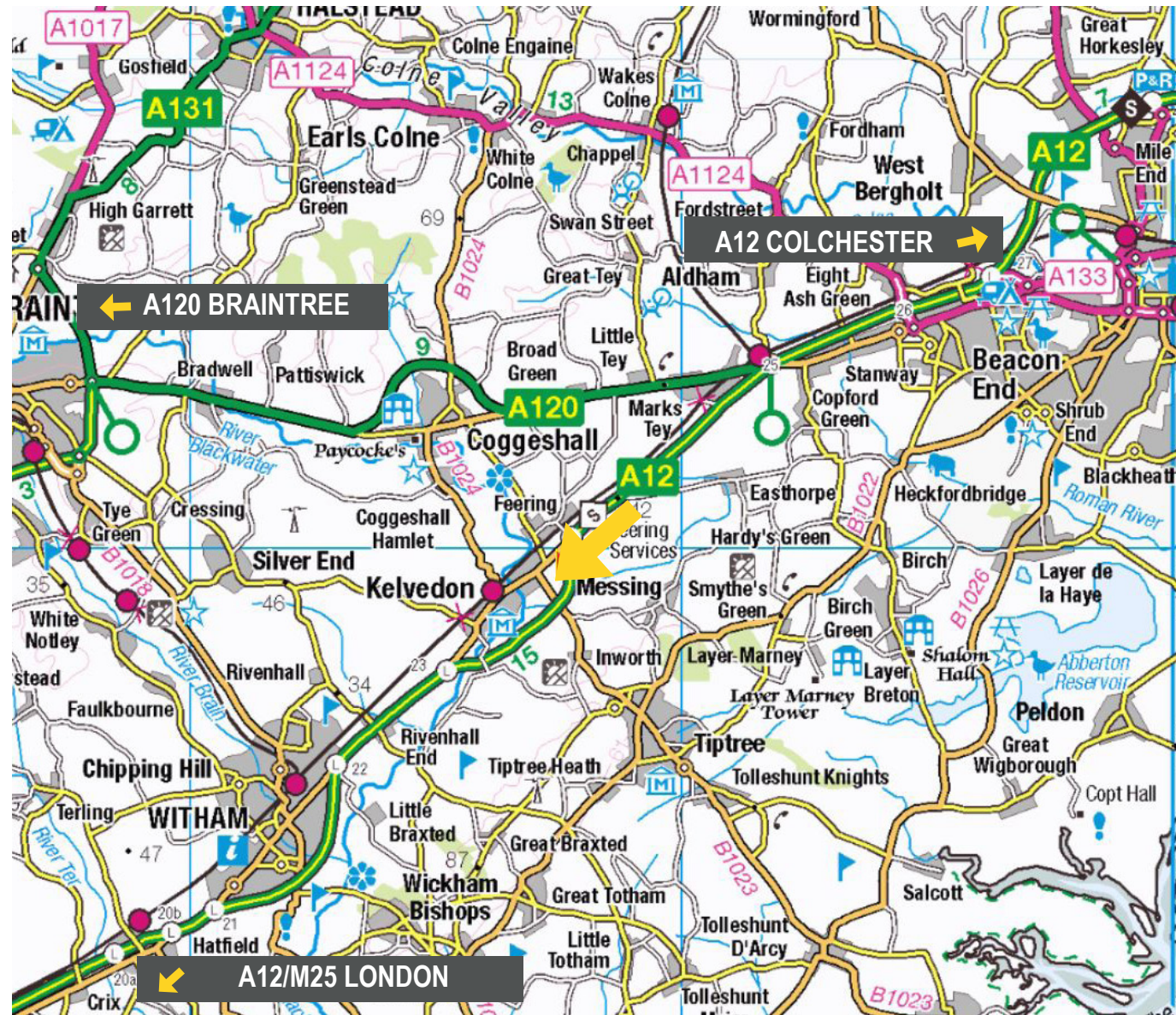
Threshelfords Business Park is situated just to the East of Kelvedon, approximately 7 miles south of Colchester and 17 miles east of Chelmsford. Offering excellent vehicle access to the A12, with the Business Park located just outside Kelvedon village. Situated between Witham (J22) and Marks Tey (J25 - A120), Threshelfords Business Park provides excellent access to Stansted Airport via the A120, London and the East Coast Ports. Kelvedon main line rail station (Liverpool Street - 45 minutes approx.) is within close proximity.

SITUATION

Fir Lodge & White Lodge are situated on the Threshelfords Business Park, a premium office development on the outskirts of the village of Feering with access from Inworth Road. Inworth Road connects the villages of Feering and Kelvedon with nearby Tiptree approximately 3.5 miles to the south-east. Threshelfords Business Park comprises 16 attractive office buildings, prominently located and surrounded by mature landscaped grounds with car parking on a former farmyard site extending to circa 6.589 acres (2.667 hectares)

The site is surrounded by agricultural land to the north-east, south-east and south-west. Land to the north is being developed as part of a large residential development scheme of 162 dwellings and associated infrastructure and public open space accessed from the B1024 London Road which passes through Feering and Kelvedon meeting the A12.

- Excellent A12 access & Nearby Kelvedon Rail Station
- Prestigious Office Development
- Net Internal Area 1,550 sq ft
- Landscaped Grounds
- 14 Car Parking Spaces (1:110 sq. ft. approx.)



DESCRIPTION

The property comprises a two-storey, attractive detached office building of brick & block walls, under a pitched part peg-tiled and part slate roof, clad in white weatherboarding. Internally, the offices are arranged mainly on the ground (circa 1300 sq ft) and first floors (circa 250 sq ft) having been finished to a high specification to include, WC & disabled WC facilities, carpeted, plastered walls, lighting and electric underfloor and wall mounted heating. The total net useable floor area of the offices on ground and first floor extends to circa 1550 sq ft.

Externally the office benefits from 14 private parking spaces, nearly a 1:110 sq ft parking ratio and its own private gardens/landscaped enclosed area, as well as benefitting from use of the business park's grounds.

A unique commercial premises with potential for alternative uses, due to the change of planning Use Class E (Day Nurseries/Creche, Dentists, Medical, Insurance, Vets, Retail, Funeral Directors, and Professional/Financial/Office users).

RATING

The property is within Braintree District Council for rating purposes and is described and assessed in the current Rating List 2023 as follows:

Address	Description	Area	Rateable Value
Fir Lodge & White Lodge, Threshelfords Business Park, Inworth Road, Feering, Colchester, CO5 9SE	Office and Premises	139.7 m2	£23,750

We recommend all interested parties make their own enquiries direct with the local rating authority to confirm their liabilities.



TENURE (EX814618)

The property is held long leasehold on a peppercorn ground rent for a period of 999 years from 1989.

There is an annual service charge for the upkeep and maintenance of the common areas to include administration costs and charges

PLANNING

We understand that the premises have planning permission for use as offices. All interested parties should make their own enquiries with the local planning authority regarding their intended use.

VAT

The property is elected for VAT.

SERVICES

Mains water, drainage and electricity are all connected to the property

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with the availability and capability of all those serving the property, including IT and telecommunication links.

TERMS

Offers are invited in the region of £485,000 for the Long Leasehold interest with vacant possession upon completion.

The sale price will be subject to VAT.

LEGAL COSTS

Each Party is to bear their own Legal costs in relation with any transaction.

ENERGY PERFORMANCE CERTIFICATE

We have been advised that the premises fall within Class E (118) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

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REF: C4555

Beacon End Farmhouse, London Road
Stanway, Colchester, Essex CO3 0NQ

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

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.

