

**TO LET
£15,000 PAX**

**MODERN OFFICE IN
ESTABLISHED
EARLS COLNE
BUSINESS PARK
EXTENDING TO
1,100 SQ. FT.**



**UNIT 15C, RURAL BUSINESS CENTRE
EARLS COLNE BUSINESS PARK, ESSEX, CO6 2NS**

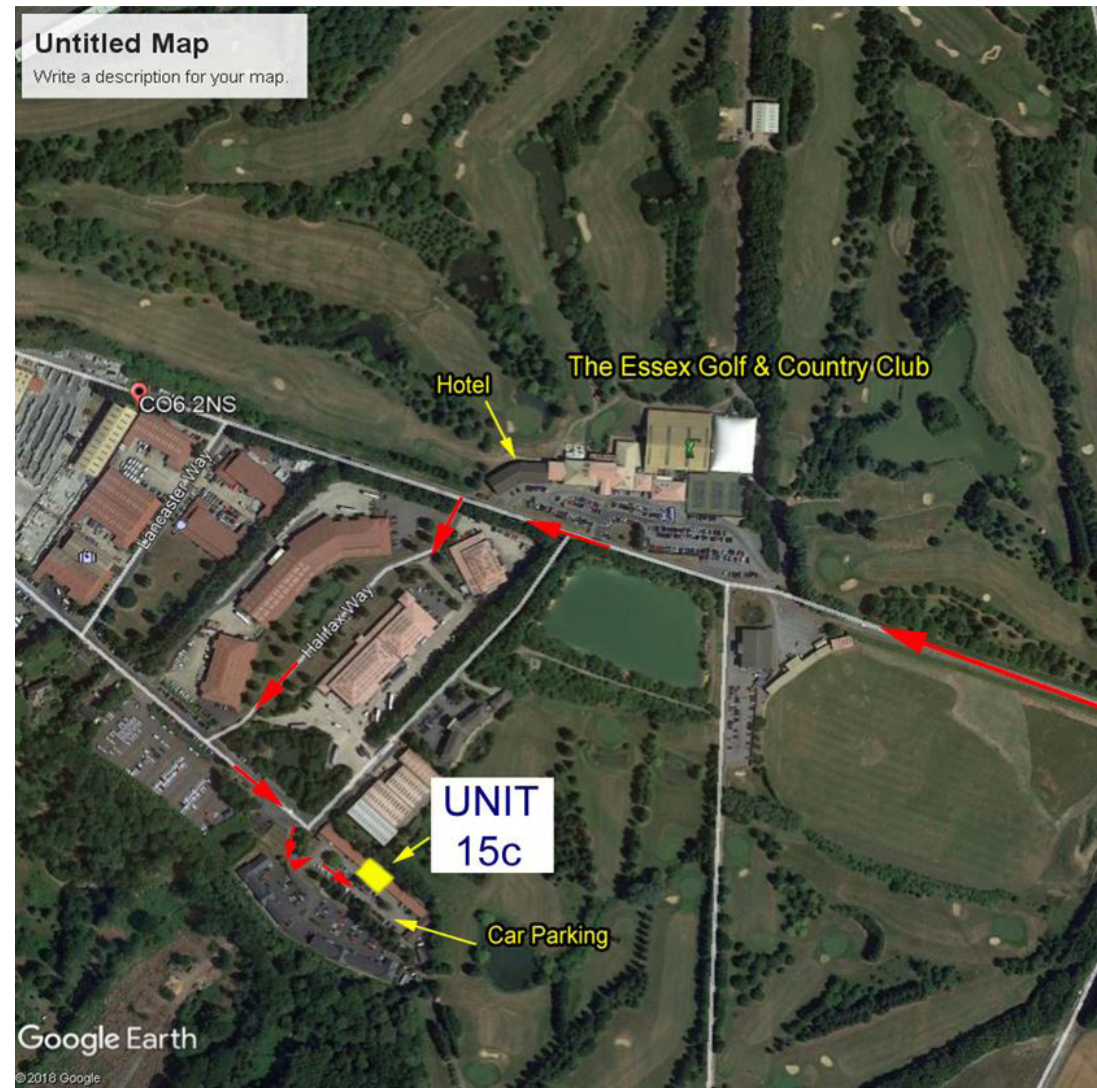
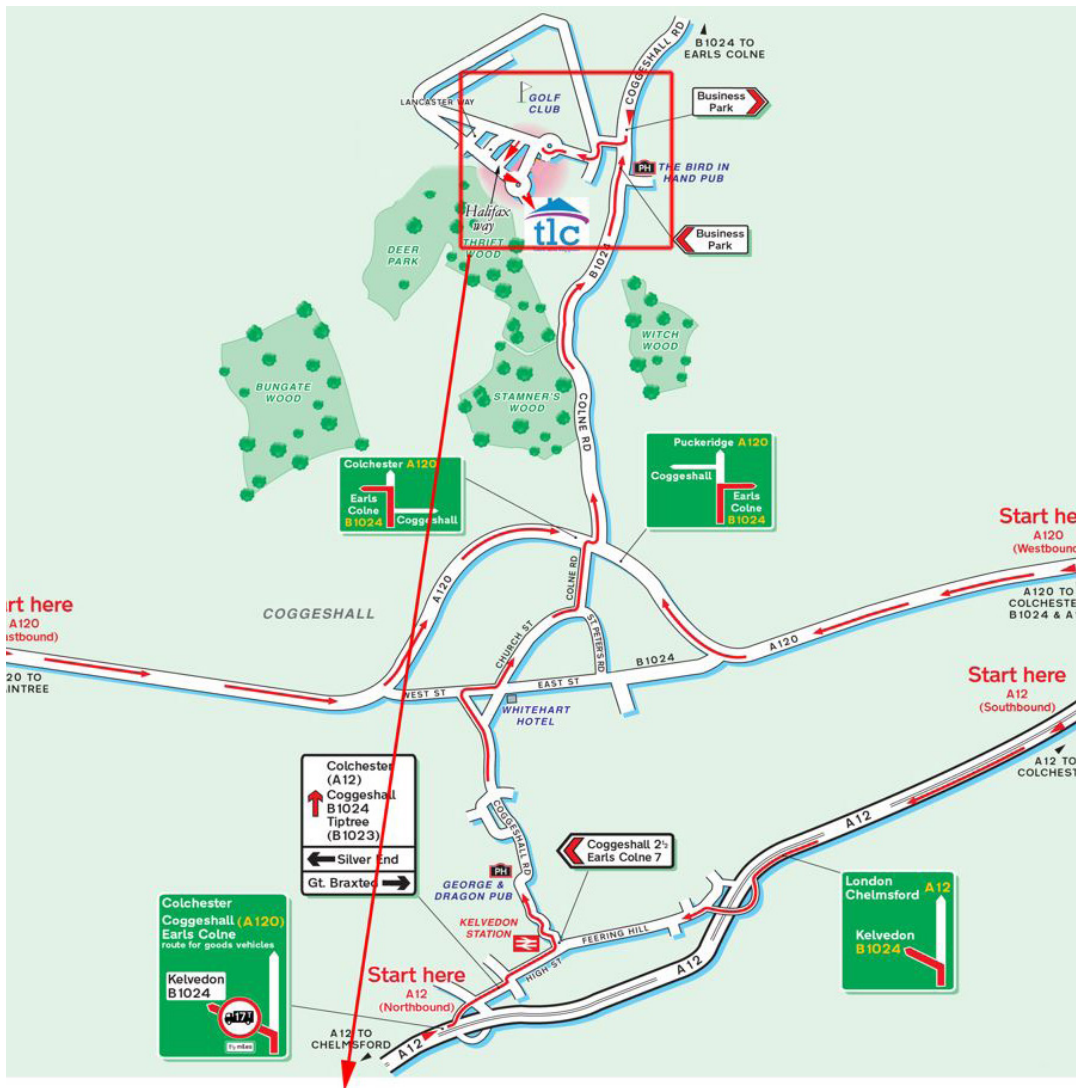
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LOCATION AND SITUATION

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 & 15 miles distant respectively.

Earls Colne Business Park benefits from a fully landscaped environment, on-site security, CCTV monitoring with number plate recognition of all vehicles accessing the site, The Essex Golf and Country Club with gym and 9 tennis courts, driving range, and swimming pool & spa.

There is also a fully licenced restaurant and bar and Anglian Flight Centre / airfield which is fully CAA licensed.



DESCRIPTION

Unit 15c comprises a well-presented, self-contained, ground floor office arranged to provide an open plan office accommodation with WC/kitchen facilities, extending to approx. 1,100 sq. ft.

The premises benefits from wall mounted air conditioning units in the main office. The office has carpeted floor throughout, the kitchen, reception and WC have vinyl flooring. High speed internet is available on site, with speeds up to 1GB/s available, depending on the occupiers requirements.

Occupiers are able to enjoy the well-maintained, landscaped grounds of Earls Colne Business Park. Car parking spaces are provided onsite, in a generous unallocated car park immediately outside the property. Additional visitor/overflow car parking is also available nearby on the Estate.

Adjoining is Suite 15e extending to 950 sq. ft. which is also available TO LET and is linked via an internal door.

ENERGY PERFORMANCE CERTIFICATE

The property is being reassessed. A copy of the certificate will be available on the GOV.UK non-domestic energy performance certificate register once complete.

RATEABLE VALUE | BUSINESS RATES

The premises has a rateable value of £12,750. Interested parties are advised to make their own enquiries with Braintree District Council Rates Department.

TERMS

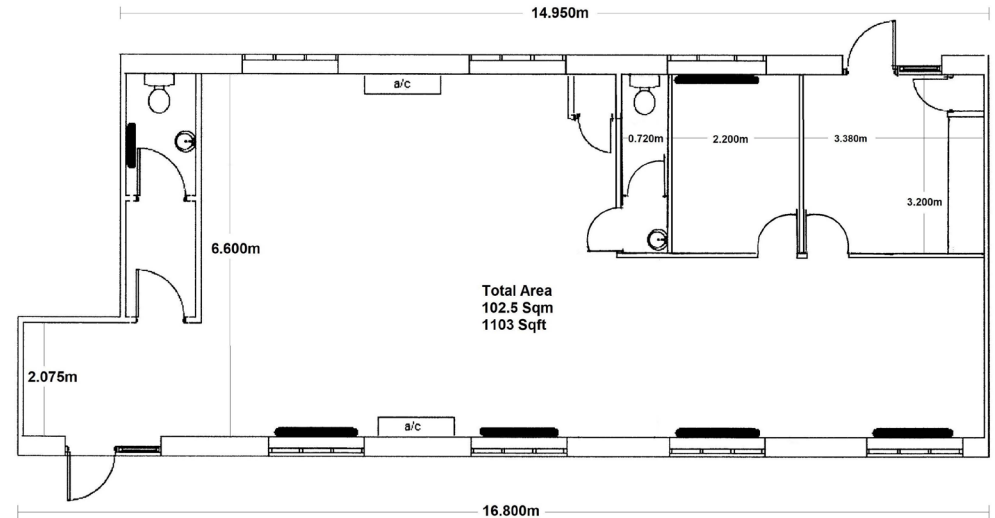
The property is available to let by way of a new full repairing and insuring lease for a term of years to be agreed at a rent of £15,000 per annum exclusive, plus VAT.

SERVICE CHARGE

£1,250 per annum service charges.

LEGAL FEES

Each party is to be responsible for their own legal fees in relation to any transaction.



VIEWING

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

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E: info@nicholaspercival.co.uk

REF: C

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.