

**TO LET**  
**£15,000 PA**  
**INCLUSIVE**

**HIGH SPECIFICATION**  
**OFFICE WITH**  
**EXCELLENT**  
**CAR PARKING**



**OFFICE BUILDING**  
**ALLENS FARM, TYE ROAD**  
**ELMSTEAD, CO7 7BN**

**NP** NICHOLAS  
PERCIVAL  
COMMERCIAL

## LOCATION

Allens Farm is located within a rural location, on the outskirts of Elmstead, between the A133 Colchester / Clacton Road and the A120. Elmstead Market is located approximately 1.5 miles to the south, with Colchester City Centre 5 miles west. The farm is located within a rural location.

From The Hythe, Colchester, proceed west along Clingoe Hill / Colchester Road, before turning left at Tye Road. Proceed along Tye Road / Wivenhoe Road where the Entrance to Allens Farm is located on the right-hand side.

## DESCRIPTION

The unit comprises a high specification single storey, detached, self-contained office building, constructed of a timber frame, with part timber clad, part brick elevations, beneath a pitched slate-tiled roof with solar panels. Internally the property extends to 1,423 sq. ft. comprising open plan office accommodation and has a sub dividing wall creating additional office space with a separate access door, this houses the kitchenette, WC facilities and storage cupboards. The property benefits from LED Lighting, timber flooring, double glazed timber doors and windows, a vaulted ceiling and heating and cooling via a HVAC system.

Externally the property benefits from ample car parking and a shared courtyard / break-out space.

## SERVICES

The rent is inclusive of the following services: heating, water rates, external repairs, decoration and maintenance and external landscaping.

The rent excludes internet / broadband, telephone lines, contents insurance, buildings insurance and business rates.

## TERMS

The property is available to let by way of a new internal repairing for a term to be agreed at a passing rent of £15,000 per annum inclusive.

## OUTGOINGS

The office is not currently assessed for the purposes of Business Rates.

## PARKING NOTES

Excellent car parking provision.



## VIEWING

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

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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.

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