

AVAILABLE TO LET

High Quality Office Suite in a Landscaped Setting

Suite 4 Park House, Earls Colne Business Centre,
Earls Colne Business Park, Earls Colne, CO6 2NS

RENT

£16,796
per annum

AVAILABLE AREA

988 sq ft
[91.8 sq m]

IN BRIEF

- » Well Presented Air Conditioned Office
- » High Speed Internet Provision
- » Kitchen & WC Facilities
- » Secure & Well Maintained Business Park
- » Generous On Site Car Parking

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 & 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, dresser, 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 & bar and Anglian Flight Centre / airfield which is fully CAA licensed.

DESCRIPTION

The office suite is very well presented with entrance through a private personnel door.

Internally, the space is open plan and carpeted throughout, with the added benefit of two separate meeting rooms / managers offices.

The suite includes modern amenities such as a kitchen, WC facilities, and air conditioning. High-speed internet is available, with download speeds of up to 1GB/s.

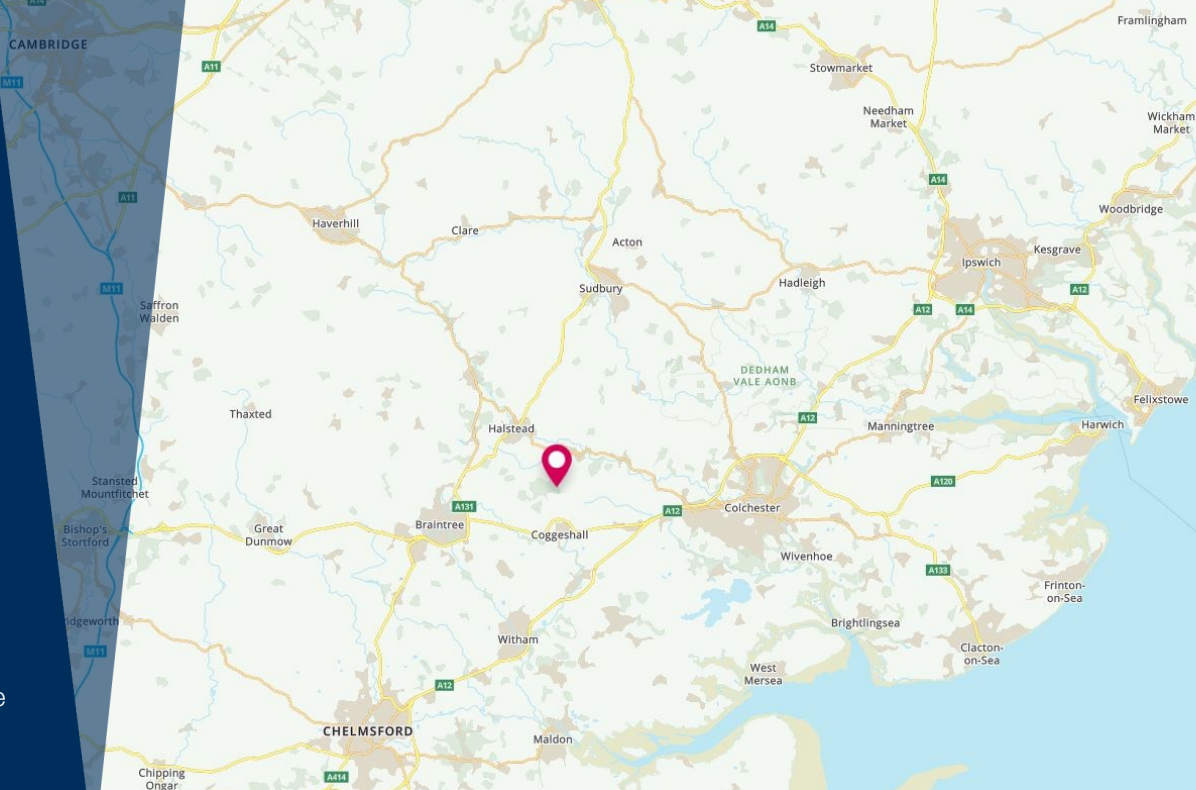
The suite benefits from two designated parking spaces, with ample additional parking available in the car park.

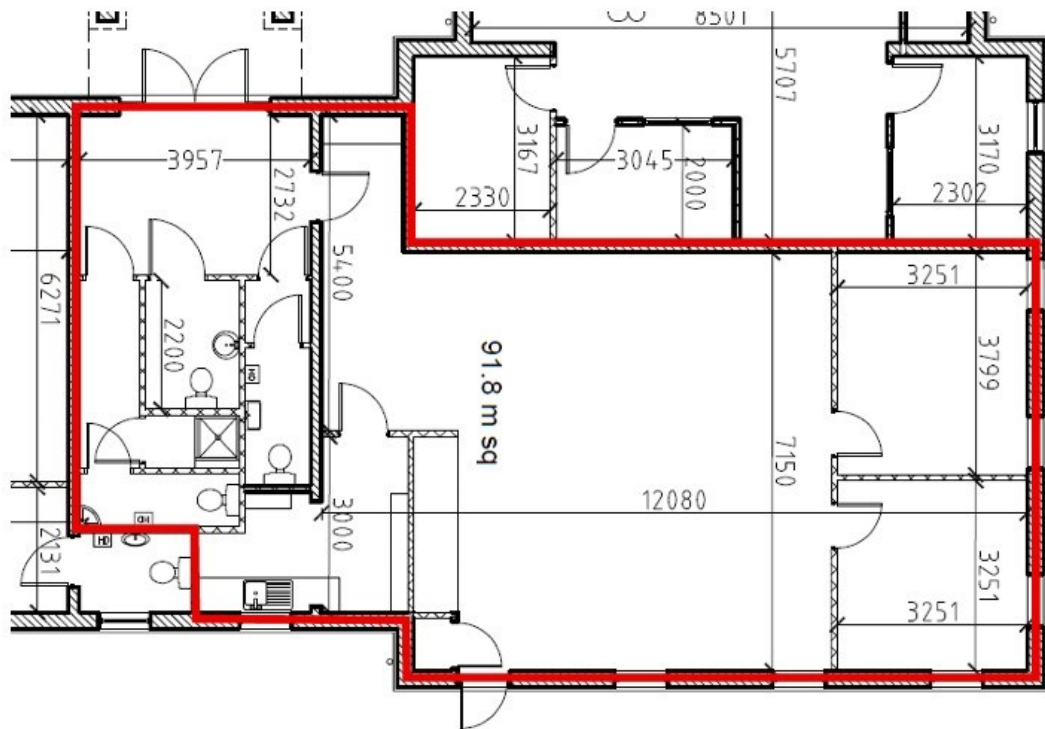
The on-site security provides a secure and convenient working environment.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

» Total: 988 sq ft [91.8 sq m] approx.





TERMS

The premises are available to let on a new effective full repairing and insuring lease, with a minimum lease length of 10 years, break and rent review after 5 years, at a rent of £16,796 per annum. We are advised that VAT is applicable.

SERVICE CHARGE

A service charge will be applicable to cover costs of; water and sewage, external grounds maintenance, site security and buildings insurance.

Approximate cost for the current year is £1,360 plus VAT, payable on account.

FLOOR PLAN

The floor plan provided above is for indicative purposes only and not to be relied upon

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £15,000. Therefore estimated rates payable of approximately £6,480 for the current year.

Interested parties are advised to make their own enquiries.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord and included in the service charge.

VAT

VAT will be applicable on the rent and service.

All rents and prices are exclusive of VAT under the Finance act 1989.

ENERGY PERFORMANCE CERTIFICATE [EPC]

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

LEGAL COSTS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

ANTI-MONEY LAUNDERING REGULATIONS

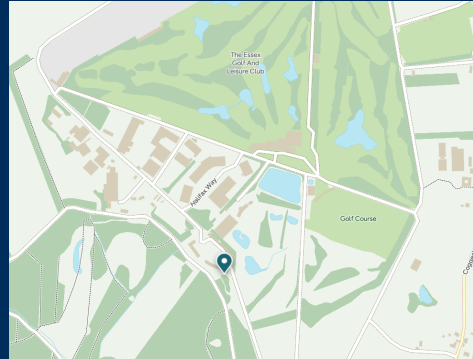
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**VIEWINGS STRICTLY BY APPOINTMENT
VIA LETTING AGENTS:**

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Particulars created 05 June 2026

Fenn Wright

