



AVAILABLE TO LET

High Quality Office Suite In An Attractive Landscaped Setting

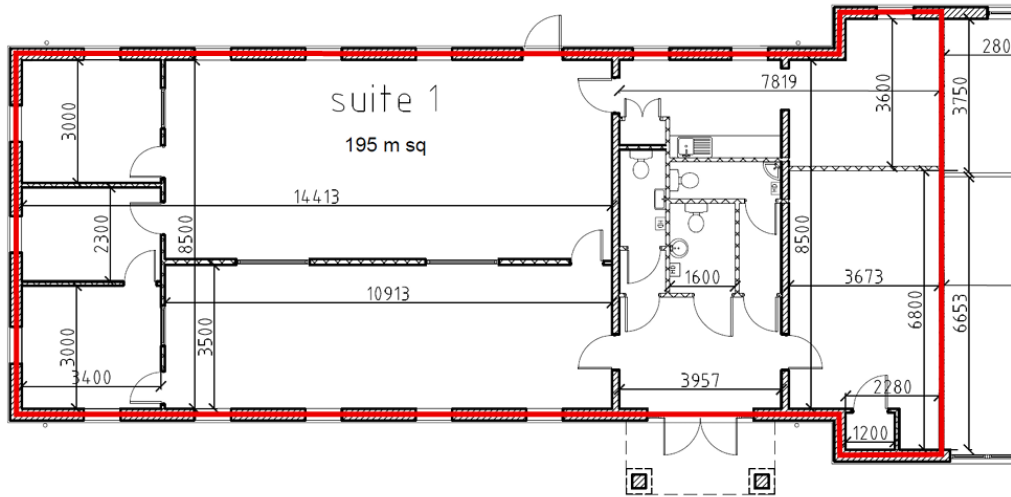
Suite 1 Park House, Earls Colne Business Centre,
Earls Colne Business Park, Earls Colne, CO6 2NS

RENT

£36,000
per annum

AVAILABLE AREA

2,099 sq ft
[195 sq m]



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 £36,000 per annum. We are advised that VAT is applicable.

SERVICE CHARGE

A service charge will be applicable to cover costs of; roads and car park maintenance, sewage, water, landscaping and site security.

Approximate cost for the current year is £2,565 plus VAT, payable on account.

BROADBAND

Broadband connectivity of up to 1Gb is available with charges dependent on the speed selected. Further information is available upon request.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2026, of £27,500. Therefore estimated rates payable of approximately £11,880 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 with the cost to be recovered from the tenant.

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

FLOOR PLAN

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

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

Each party will bear their own legal costs.

ANTI-MONEY LAUNDERING REGULATIONS

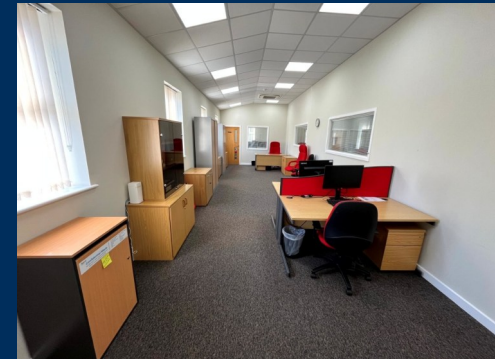
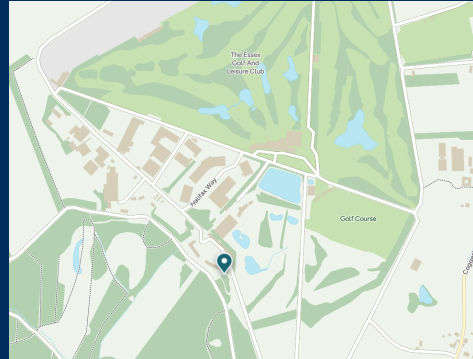
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective tenants identity prior to the instruction of solicitors.

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

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OS licence no: TT000311015

Particulars created 09 July 2026

Fenn Wright

