

16, Langham Barns Business Centre, Langham Lane, Langham,
Colchester CO4 5ZS.

New office unit in Langham To Let



- Located on a small established development lying north of Severalls Business Park.
 - Rural location, yet only half a mile from the A12.
 - Net Office Area 988 sq. ft. (91.8 sq. m).
 - Parking for 4 cars.
 - Air conditioning.

TO BE LET

Morley Riches & Ablewhite LLP for themselves and for the vendors or lessors of this property whose agents they are give notice that:

i. The particulars are set out as a general overall description of the property for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. ii. All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. iii. The vendor or lessor does not make or give, and neither Morley Riches & Ablewhite LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property. iv. All statements contained in these particulars as to this property are made without responsibility on the part of Morley Riches & Ablewhite LLP or the vendor/lessor. v. All quoting terms may be subject to VAT at the prevailing rate from time to time. vi. Morley Riches & Ablewhite LLP have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency. vii. No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Morley Riches & Ablewhite LLP, Kings Court, Newcomen Way, Colchester, CO49RA.

Telephone: 01206 505707 - Fax: 01206 505708

Location

The premises are located on Langham Barns Business Centre, an established small office unit development on Langham Lane, which lies some one mile to the north of the Severalls Business Park, to the north of Colchester. The A12 Colchester to Ipswich trunk route lies about half a mile to the east.

Description

The property comprises a new property clad in brick under a pitched slate roof, with full height glazing overlooking a courtyard. There are solid timber floors, high level lighting, power and data sockets and air conditioning cassettes. As well as the main open plan office area, there are two toilets (one disabled), a kitchenette and a comms cupboard, with "loft storage" above.

The unit has four allocated car parking spaces and looks out over a communal grassed courtyard with covered bike racks.

The main access roads and landscaped areas together with refuse collection are the responsibility of a Management Company, and the occupier pays a contribution towards these costs together with the other occupiers of the Centre. The budgeted costs for the year ending 30th April 2020 are some £1,211 for the whole year.

Accommodation

The property has an open plan office area, with modesty screen masking the toilets/kitchenette/comms cupboard.

TOTAL NET OFFICE AREA 988 SQ FT (91/8 SQ. M).

Energy Performance Certificate

The property has a rating of A - 23.

Rateable Value

The property currently appears in the 2017 Rating List as Offices and Premises with a rateable value of £13,500, therefore an occupier will potentially qualify for Small Business Rate Relief.

Tenure

The property is offered on a new full repairing and insuring lease for a term of 5 years. The commencing rent is to be £17,250 per annum exclusive of VAT, rates and all outgoings.

Further Information

To obtain further information or to arrange a viewing of the property, please contact the joint sole agents, Morley Riches & Ablewhite on (01206) 5050707 - Jon Ablewhite MRICS (jon@mrallp.co.uk)

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