

88A, Coggeshall Road,
Marks Tey,
Colchester CO6 1LS.

Office suite on A120 road in Marks Tey with generous car parking.



- **Prominent main road frontage on busy A120 road.**
 - **Net Office Area 604 sq. ft. (56.1 sq. m).**
 - **Air conditioning.**
 - **Private rear garden.**
 - **Parking for 8/10 cars.**
 - **Asking rent £10,000 p.a.x.**

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accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.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 the busy Coggeshall Road, in Marks Tey (the A120). The property lies about half a mile from the A12, to the west of Colchester. There are adjoining commercial properties trading as a restaurant and a pet food store, however the area is predominantly residential.

Description

A former bungalow, comprising ground floor accommodation of traditional brick construction under a pitched tiled roof, with UPVC windows and doors. Planning consent was granted by Colchester Borough Council in October 2019, under application 192127, for the change of use to B1(a) Offices. The hours of use are restricted to 07.30 to 20.00 on Mondays to Saturdays and 10.00 to 16.00 on Sundays and Bank Holidays.

To the front of the property is a large forecourt which can easily accommodate 8 to 10 cars, and a passageway leads to the side of the building to a small rear garden area, mainly paved.

The suite is in the process of being refurbished and there is the opportunity for an incoming tenant to have some input into the specification of floor finishes, kitchen units, etc.

Accommodation

Entrance Hall

Reception Office (possible kitchen/staff room) 99 sq. ft. leading to

General Office 231 sq. ft. with doors to the rear garden, air conditioning unit.

WC

Private Office 1 148 sq. ft. with air conditioning unit.

Private Office 2 96 sq. ft. with air conditioning unit.

Kitchenette/additional WC 30 sq. ft.

TOTAL NET OFFICE AREA 604 SQ. FT. (56.1 SQ. M)

Rateable Value

We understand that the property will be assessed for rating purposes following completion of the refurbishment works.

Energy Performance Certificate

The property has an EPC rating of C - 70. Documentation available on request.

Tenure

The property is offered to let on a new full repairing and insuring lease for a term to be agreed. There shall be upward-only rent reviews every 3 years, to the higher of open market rental value or the increase in the Retail Prices Index. The commencing rent shall be £10,000 per annum, exclusive of VAT, rate and all outgoings.

Viewing

For further details, and to arrange to view the property, please contact Jon Ablewhite (jon@mrallp.co.uk) of the sole agents, Morley Riches & Ablewhite, on (01206) 505707.

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