

5, LANGHAM BARNs BUSINESS CENTRE,  
LANGHAM LANE,  
LANGHAM,  
COLCHESTER CO4 5ZS.

Self-contained office unit in Langham



- Located on a small, established and popular office development, lying to the north of Severalls Business Park.
  - Rural location, yet only half a mile from the A12.
  - Net office area 417 sq. ft. plus first floor storage area.
    - Two allocated car parking spaces.
    - High specification, including air conditioning.

**TO BE LET**

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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accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.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 development comprising 23 small office units. The development is accessed from 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 development is located on the first phase of the Centre, being a horseshoe of terraced units arranged around a courtyard, with landscaped grounds and car parking. The elevations are of brick under a pitched slated roof. The unit is self-contained with a kitchenette, toilet and a small first floor storage area and a small rear garden laid to lawn. There is solid wooden flooring, air conditioning, ample power and data points including some floor boxes.

The main access roads and landscaped areas are the responsibility of a management company, and the occupier pays a contribution towards these costs together with the other occupiers of the Centre, currently approximately £600 a year for Unit 5.

## Accommodation

The property has the following overall net internal floor area, measured in accordance with the R I C S Code of Measuring Practice.

### Main Office

Width 30/0.

Depth 16/3.

**NET OFFICE AREA 417 SQ. FT. (38.7 SQ. M)**

Kitchenette and WC. There is a small first floor area suitable for storage/occasional office use, of 66 sq. ft. (6.1 sq. m).

There are two allocated car parking spaces, close to the main entrance gate off Langham Lane.

## Energy Performance Certificate

The property has an energy efficiency rating of D - 79, and the assessment is valid until August 2027.

## Rateable Value

The property appears in the 2017 Rating List as Offices and Premises, with a rateable value of £6,900. An occupier will therefore potentially qualify for Small Business Rate Relief.

## Tenure

The property is offered on a new full repairing and insuring lease, for a term to be agreed, incorporating upward-only rent reviews every 3 years. The commencing rent is to be £9,750 a year, exclusive of VAT, rates, service charge and all outgoings.

## Further information

To obtain further information or to arrange to view the property, please contact the sole agent, Morley Riches & Ablewhite - Jon Ablewhite MRICS ([jon@mrallp.co.uk](mailto:jon@mrallp.co.uk))

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