

Unit A Martells Barn Business Park, Ardleigh, Colchester, CO7 7RU



Office
accommodation
with storage
and parking

For Sale or To Let

- £140,000 or £10,000 per annum
- Available immediately
- Flexible open plan accommodation
- 4-6 car parking spaces
- 71.8 sq m (773 sq ft)



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Details

Location

Located in a rural setting with countryside views, generous on-site parking the property is situated just off Slough Lane to the south of Ardleigh village in a rural location, a short distance from the A12 and A120 interchange. Access is via George Hall Lane.

Banking and retail facilities are available close by on the Colchester Business Park along with Tesco supermarket and petrol filling centre, Heath & Fitness Centre and Children's Day Nursery.

The property benefits from a rural environment with the convenience of amenities Colchester can offer close by.

Description

The property comprises a semi-detached single storey office building of brickwork construction under a pitched pantile roof.

The accommodation benefits from a well decorated predominantly open plan layout with a number of timber beams running through, good levels of natural and artificial lighting, kitchenette and W.C. facilities along with an adjoining storage space and parking for 3-4 cars at the front of the building.

Accommodation

Measured in accordance with the RICS Code of Measuring Practice, the property provides, on an IPMS 3 basis: **71.8 sq m (723 sq ft)** as shown below:

Office	51.28 sq m	(552 sq ft)
Store Room	16.57 sq m	(178 sq ft)
Small Store	3.95 sq m	(43 sq ft)

For further information

01206 216 565

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Business Rates

From enquiries with the Local Rating Authority we understand that the premises are assessed as follows:

Rateable value	£5,500
Rates payable (2017/18)	£2,563 pa

The majority of prospective occupiers are likely to benefit from additional small business rates relief and are advised to contact Tendring District Council to confirm this information.

Local Authority

Tendring District Council
T: 01255 686868

Terms

The freehold is available for offers in region of **£140,000**.

Consideration may be given to lease the property on a new FRI lease for a term of years to be agreed at a commencing rental of **£10,000 per annum** exclusive.

The property is not elected to VAT.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

1 Tollgate East, Stanway, Colchester, CO3 8RQ

Contact:

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