

Phase II Langham Business Centre, Langham, Colchester, Essex, CO4 5ZS



For Sale

- **Prices: £220,000 - £310,000**
- High specification fit out, including air conditioning
- Excellent A12 access
- Attractive semi-rural setting
- Allocated onsite parking
- Suitable for SIPP purchase
- Available July 2019
- 720 sq ft - 992 sq ft

Brand New
High Quality
Freehold
Office Units
with Parking

Details

Location

The Langham Barns Business Centre lies in an attractive semi rural location, north of Severalls Business Park and south of the village of Langham. The site is situated just 2.5 miles from the A12, providing easy north and south bound access via junction 28. Colchester railway station is a 10-15 minute drive, providing a mainline railway link with a regular direct service to London Liverpool Street.

Langham village has a Post Office, Pub and further benefits from the convenience of amenities and facilities in Colchester.

Description

Phase II of the office complex comprises 2 new attractive single storey buildings arranged to provide 9 self-contained office units, all overlooking central courtyards within landscaped surroundings.

These buildings comprise brick and black weatherboard elevations under pitched slate roofs incorporating triangular glazed dormers. Each unit will benefit from two WCs (one disabled), kitchenette, communications cupboard with storage above, air conditioning cassettes and allocated parking spaces.

Warranty

All units come with a 10 year Build-Zone structural warranty.

Communal Areas

Maintenance of the communal roads, car park and landscaped areas will be the responsibility of the management company, with occupiers proportionately contributing towards these costs by way of a service charge.

Broadband

High Speed BT Broadband is available, with download speeds up to 40 mbps. A fibre-optic connection is available nearby, interested parties must make their own enquiries as to the suitability of the packages available.

Business Rates

The accommodation has yet to be assessed for rating purposes.

Qualifying businesses occupying a non-domestic property in the UK with a rateable value of up to £12,000 may qualify for full rates relief, with tapered relief applying from £12,001 to £15,000. Interested parties are advised to contact Colchester Borough Council for further information.

Use

The use is solely restricted to B1-office use.

VAT

VAT is applicable at the prevailing rate on all purchase prices and service charge payments.

Viewing

Strictly by prior appointment with the joint sole agents:

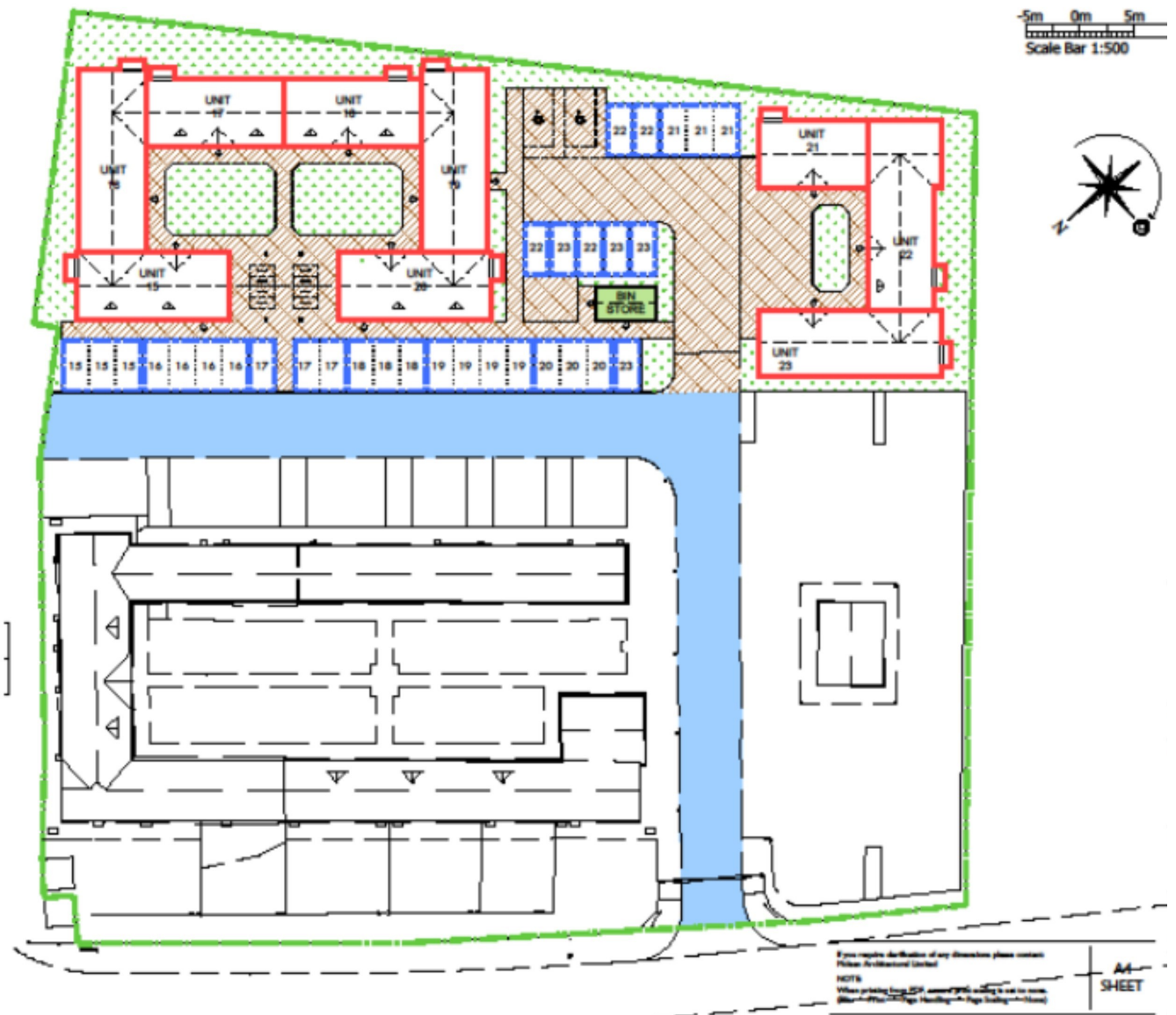
Fenn Wright

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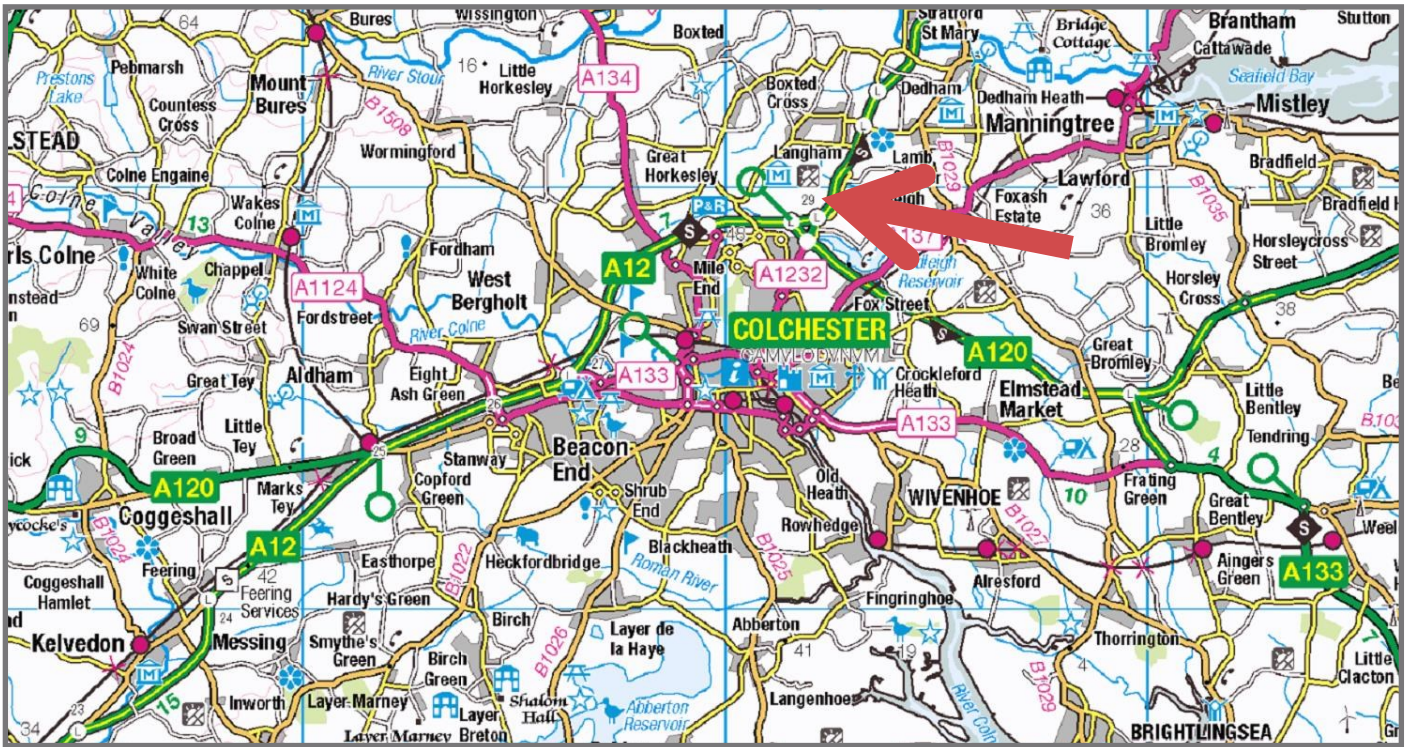
James Angel T: 01206 216558 E: jda@fennwright.co.uk





NOT TO SCALE—FOR INDICATIVE PURPOSES ONLY

Unit No	Size (sq ft) NIA	Freehold Price	Car Parking Spaces	Status
15	812	£245,000	3	Available
16	988	£295,000	4	Available
17	528	SOLD	3	SOLD
18	720	£220,000	3	Available
19	922	£295,000	4	Available
20	817	£245,000	3	Available
21	545	SOLD	3	SOLD
22	971	SOLD	4	SOLD
23	956	£310,000	4	Available



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- Agricultural property advice, farms and land, fisheries (UK-wide)
- Equestrian property (UK-wide)
- Mortgage valuations, homebuyer report, building surveying.

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- Rent reviews & lease renewals
- Surveys & building consultancy
- Business rates
- Dispute resolution services
- Corporate recovering & insolvency

For further information

01206 216 565

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