

**Brand New Prestige High Specification Offices
from Approx. 1,000 (94 m²) to 8,180 sq. ft (760 m²)**

**Hudson Park, Old Ipswich Road,
Ardleigh, Colchester CO7 7QR**



FOR SALE OR TO LET

(Subject to receipt of planning consent)

- Open Plan Layouts
- Fibre Internet Connection
- Allocated Car Parking
- Air Conditioning
- LED Lighting
- Close to A12/A120

LOCATION

A well positioned site located directly adjacent to the A12 / A120 interchange providing easy links to Stansted airport, the east coast ports of Harwich and Felixstowe, the A14, M11, M25 and the national motorway network.

Colchester town centre and main line railway station (London, Liverpool Street approx 50 minutes) is approximately 3.5 miles distant. There is a hotel close by and The Crown public house / restaurant is next door.

DESCRIPTION

A new development of up to five new detached office buildings of a high specification to include; double glazed aluminium windows, suspended ceilings incorporating LED lighting and recessed air conditioning cassettes, raised access floors, carpeting, fibre internet connection, and W/C and tea point facilities.

There will be generous allocated on-site car parking with a landscaped environment along with unallocated visitor spaces.

ACCOMMODATION

Offices are available from approx. 1,000 sq. ft (94m²) to 8,180 sq. ft (760m²) for a whole building and multiples between.

TERMS

The offices are available For Sale Freehold or To Let on a new flexible full repairing and insuring leases, length and terms to be agreed. Rents and prices upon application.

Note: Alternatively the site could be divided into two plots which could be sold independently.

SERVICE CHARGE

A service charge will be applicable to cover; maintenance of the communal areas to include; lighting, refuse collection, security, car park and landscaping.

BUSINESS RATES

The development is yet to be built and has therefore not been assessed for business rates purposes. As a guide the rates payable are likely to be approx. £8.50 / sq. ft net internal.

PLANNING

A planning application has been submitted for B1(a) Offices.

ENERGY PERFORMANCE CERTIFICATE (EPC)

A full copy of the EPC assessments and recommendation reports will be available from our office upon completion of the offices.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

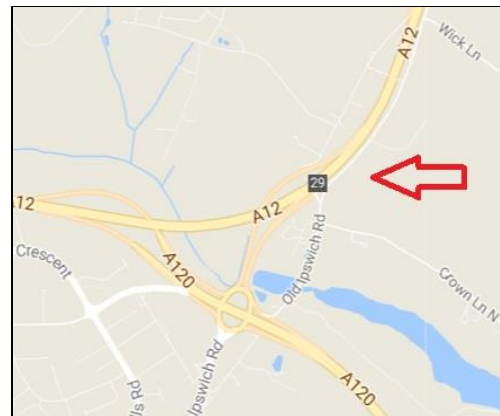
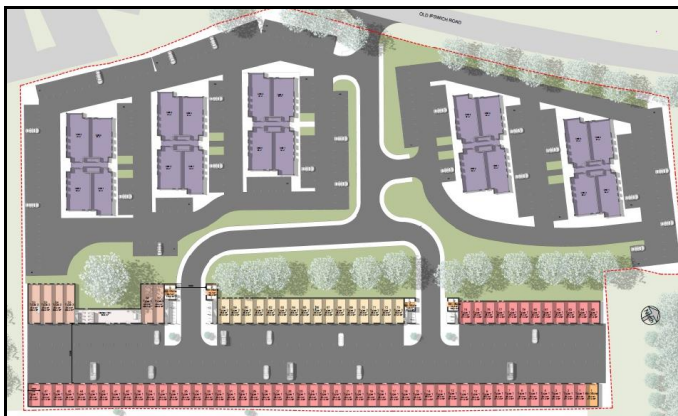
VIEWING

Strictly by appointment via joint sole agents:

Newman Commercial

Tel: 01206 85 45 45

Email: mail@newmancommercial.co.uk



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