



**AVAILABLE FOR SALE FREEHOLD**

High Quality Business Premises With Countryside Views

8 Langham Barns Business Centre,  
Langham Lane, Colchester, Essex, CO4 5ZS

**PRICE**

**£235,000**  
plus VAT

**AVAILABLE AREA**

**835 sq ft**  
[77.5 sq m]

## IN BRIEF

- » Well Presented Split-Level Business Premises
- » Flexible Open Plan Space
- » Impressive Fully Glazed Feature Window
- » 4 On Site Car Parking Spaces (Plus Visitor Spaces)
- » Attractive Semi-Rural Location

## LOCATION

Langham Barns Business Centre is situated 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 east 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 (approx. 55 mins).

Langham village has a post office, pub and further benefits from the convenience of amenities and facilities in Colchester.

## DESCRIPTION

The premises are very well presented and arranged over two levels. A personnel door provides access to the open plan ground floor space, with stairs leading to the first floor. An impressive fully glazed feature window overlooks the landscaped courtyard.

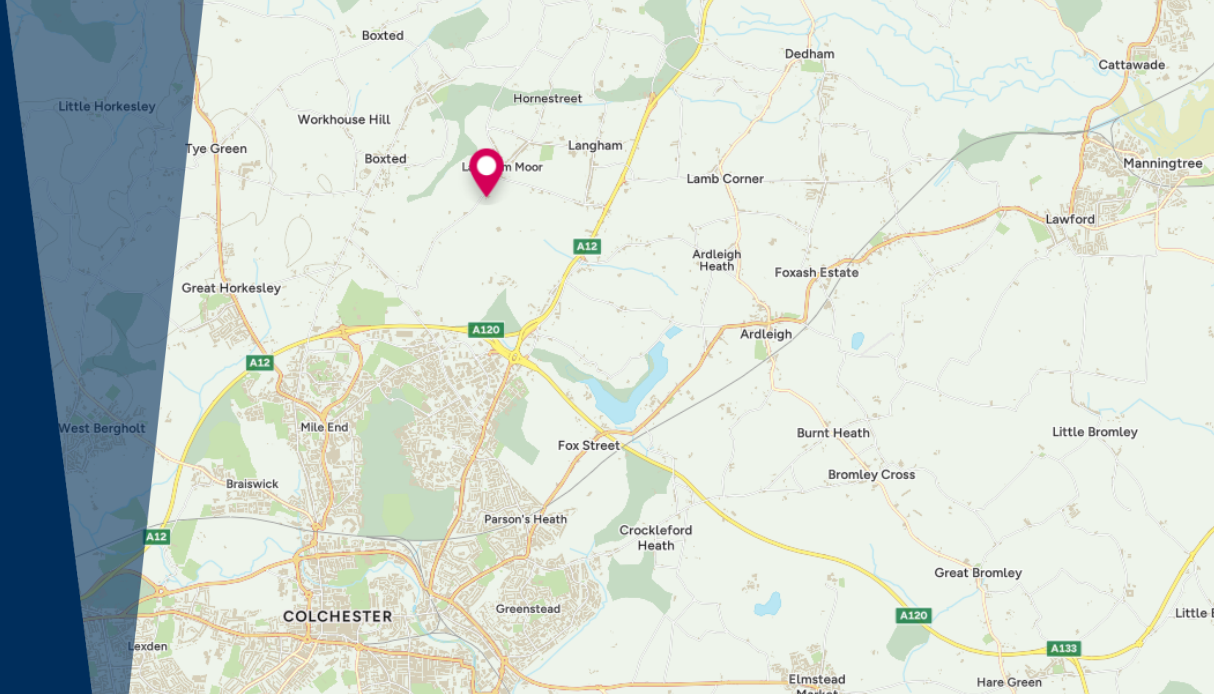
The premises has been finished to a high standard to include: new air conditioning units (providing heating & cooling), LED lighting, carpeting, tea point and W/C facility.

Externally, the premises benefits from 4 allocated parking spaces, plus use of the overflow visitor spaces.

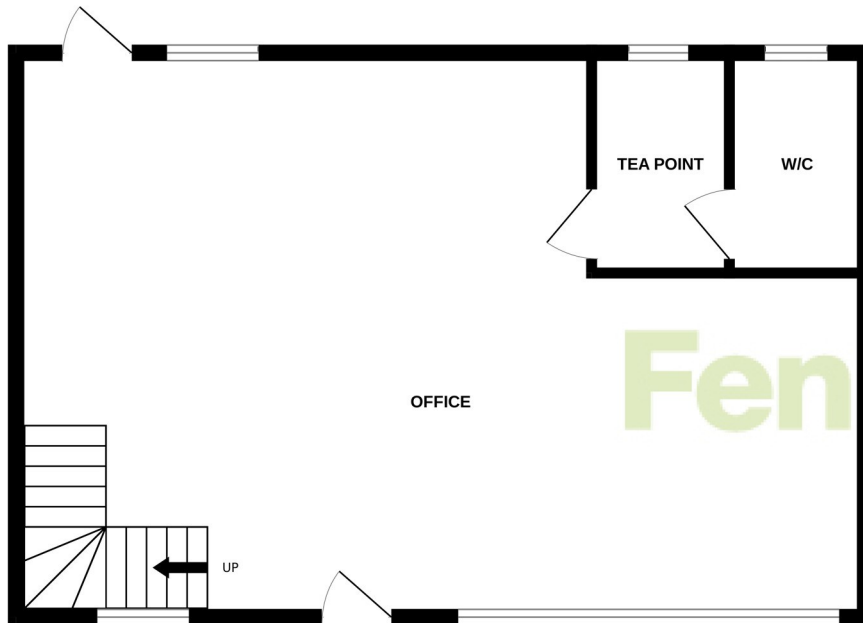
## ACCOMMODATION

[Approximate Net Internal Floor Areas]

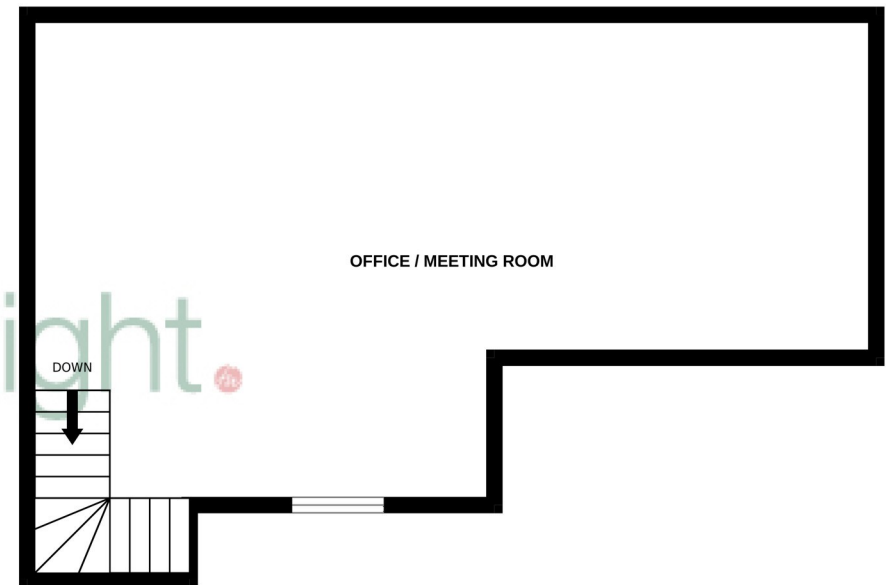
- |                 |           |                     |
|-----------------|-----------|---------------------|
| » Ground Floor: | 531 sq ft | [49.3 sq m] approx. |
| » First Floor:  | 304 sq ft | [28.2 sq m] approx. |
| » TOTAL:        | 835 sq ft | [77.5 sq m] approx. |



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## TERMS

The premises is available for sale freehold, at a guide price of £235,000 plus VAT.

Title Number: EX814261.

## SERVICE CHARGE

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.

For Unit 8, the approx. cost is £256 plus VAT, per quarter.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £13,000.

For rateable values between £12,000 - £15,000, concessionary rates relief may be available, subject to eligibility.

Interested parties are advised to make their own enquiries directly with the local rating authority to confirm their liabilities in this regard.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class B (27) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

## VAT

VAT will be applicable on the rent and service charge at the prevailing rate. 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.

## LEGAL COSTS

Each party will bear their own legal costs involved with this transaction.

## ANTI-MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchasers identity and proof of funds prior to the instruction of solicitors.

**VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE SELLING AGENTS:**

**Fenn Wright**  
882 The Crescent  
Colchester Business Park  
Colchester  
Essex CO4 9YQ

**Contact:**  
**T: 01206 854545**  
**E: colchestercommercial@fennwright.co.uk**

**fennwright.co.uk**  
**01206 854545**



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OS licence no: TT000311015

Particulars created 10 January 2025

**Fenn Wright**

