



**AVAILABLE FOR SALE FREEHOLD OR TO LET**

Self Contained Office With Excellent A12 Access

3 Blue Barns Business Park, Old Ipswich Road  
Ardleigh, Colchester, CO7 7FX

**RENT**

**£18,500**  
per annum

**SALE**

**£245,000**  
(no VAT)

**AVAILABLE AREA**

**748 sq ft**  
[69.49 sq m]

## IN BRIEF

- » Very Well Presented Office With Air Conditioning
- » WC's & Kitchenette Facility
- » High Speed Fibre Broadband
- » Vaulted Ceiling & Solid Oak Flooring
- » Three On Site Car Parking Spaces
- » Close To A12 / A120 Interchange

## LOCATION

A high quality office development, constructed in 2012, situated within a self-contained site with direct and easy access to the A12 / A120 which provide fast links to the national motorway network, Stansted Airport, and the east coast ports of Harwich and Felixstowe. Colchester City Centre and main line railway station (London Liverpool Street approx. 55 mins) are approximately 4 miles distant.

## DESCRIPTION

A single storey, self-contained, office which benefits from an impressive vaulted ceiling, partition wall (providing two separate working areas), air conditioning, lighting, carpeting, high speed fibre optic broadband (BT lease line of 80 mb download & upload), alarm system, network cabling & switch panel, tea point and WC facilities. There are solar panels which help generate low cost energy for the office.

An ancillary loft storage area is accessed via a pulldown ladder and totals approx. 90 sq ft (8.4 sq m).

Externally, there are three allocated car parking spaces within the graveled car parking area, plus additional visitor spaces as required. The grounds are lit and there are security gates at the entrance which are automatically locked by a timer out of hours.

## ACCOMMODATION

[Approximate Net Internal Floor Areas]

» Total: 748 sq ft [69.49 sq m] approx.







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 are available for sale Freehold at £245,000 (no VAT) or to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of £18,500 per annum, exclusive of business rates.

We have been advised that VAT is not applicable.

## SERVICE CHARGE

A service charge is applicable to cover; maintenance of the estate communal areas, landscaping, lighting, car parking areas and refuse collection. The approx. cost for the current year is £1,142 plus VAT per annum. Also included is the provision of high speed internet at £1,308 plus VAT per annum.

## VAT

We have been advised that VAT is not applicable.

## BUSINESS RATES

We have been informed that the rateable value is £13,000. For rateable values below £15,000 small business rate relief may be available, subject to eligibility. If eligible we estimate the approx. rates payable to be £2,150. We recommend all parties make their own direct enquiries with the local rating authority to confirm their liabilities.

## BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. Cost for the current year is approx. £180.

## AGENTS NOTICE

In accordance with Section 21 of the Estate Agents Act 1979 we give notice that the landlord of the premises is a connected party.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class A (23) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is available from our office upon request.

## LEGAL COSTS

Each party will bear their own legal costs.

## ANTI-MONEY LAUNDERING REGULATIONS

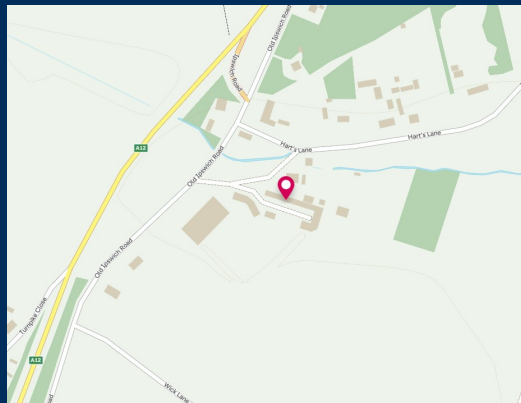
Anti-Money Laundering Regulations require Fenn Wright to formally verify prospective purchaser's identity, residence and source of funds prior to instructing solicitors.

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

**Fenn Wright**  
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Colchester  
Essex CO4 9YQ

**Contact:**  
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**fennwright.co.uk**  
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Particulars created 20 February 2025

**Fenn Wright**

