



Oxford House School & Nursery, 2-4 Lexden Road, Colchester, CO3 3NE

OPPORTUNITY TO ACQUIRE THE 143 YEAR LONG LEASEHOLD INTEREST
IN A FORMER INDEPENDENT SCHOOL

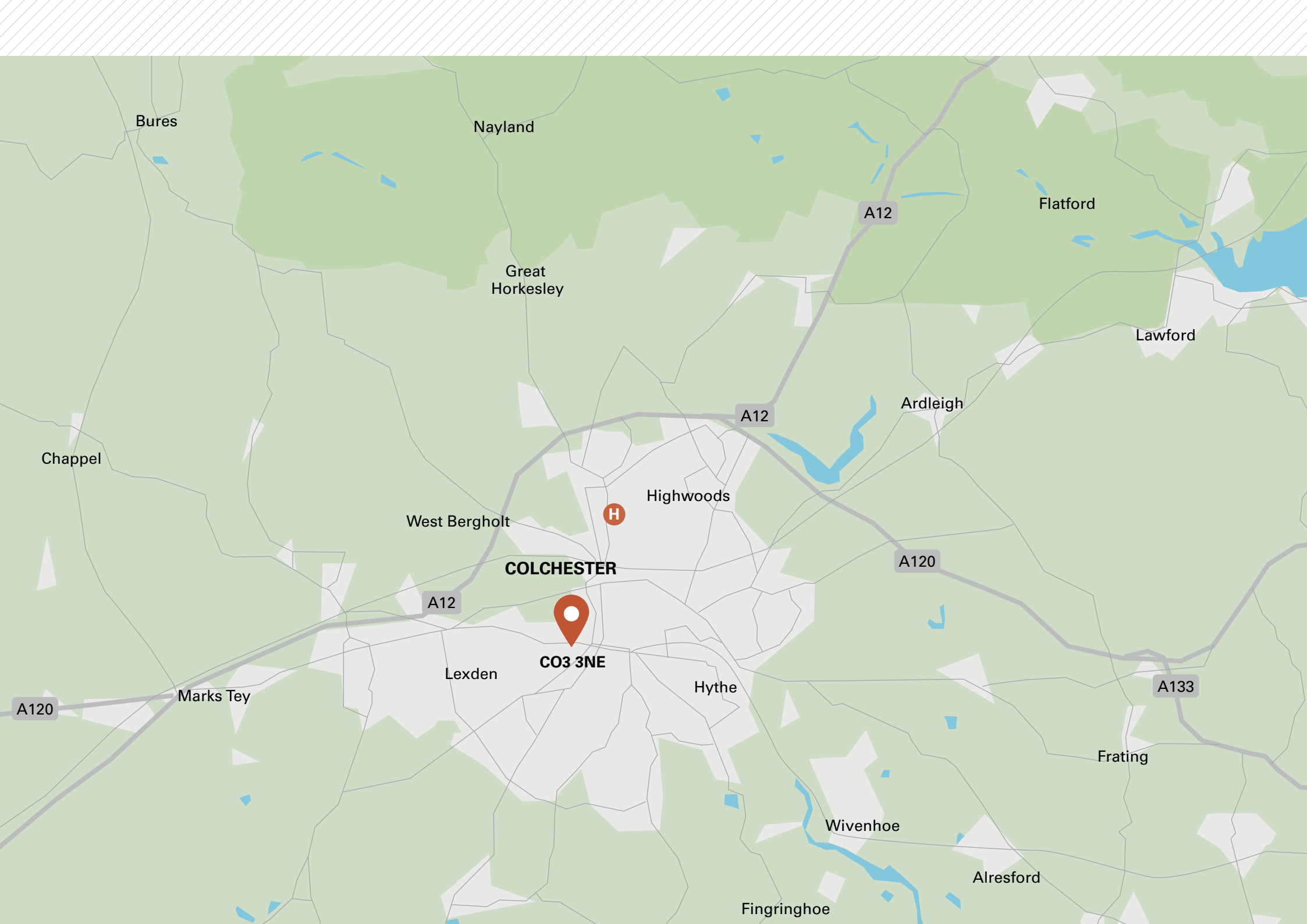
NEWMARK



Summary

- Opportunity to acquire a prep school premises with vacant possession
- Located in the historic town of Colchester, Essex
- Comprising 11,107 sq ft (GIA) of accommodation
- Available on assignment of the current long leasehold (unexpired term of 143 years)
- Current passing rent of £66,149 effective 27th February 2025
- Seeking a premium in the region of £1.25 million
- Suitable for SEN, independent school, nursery or alternative uses, subject to any planning consents





Bures

Nayland

Great
Horkesley

Flatford

Lawford

Ardleigh

Chappel

West Bergholt

Highwoods

COLCHESTER

CO3 3NE

Lexden

Hythe

Marks Tey

Wivenhoe

Alresford

Frating

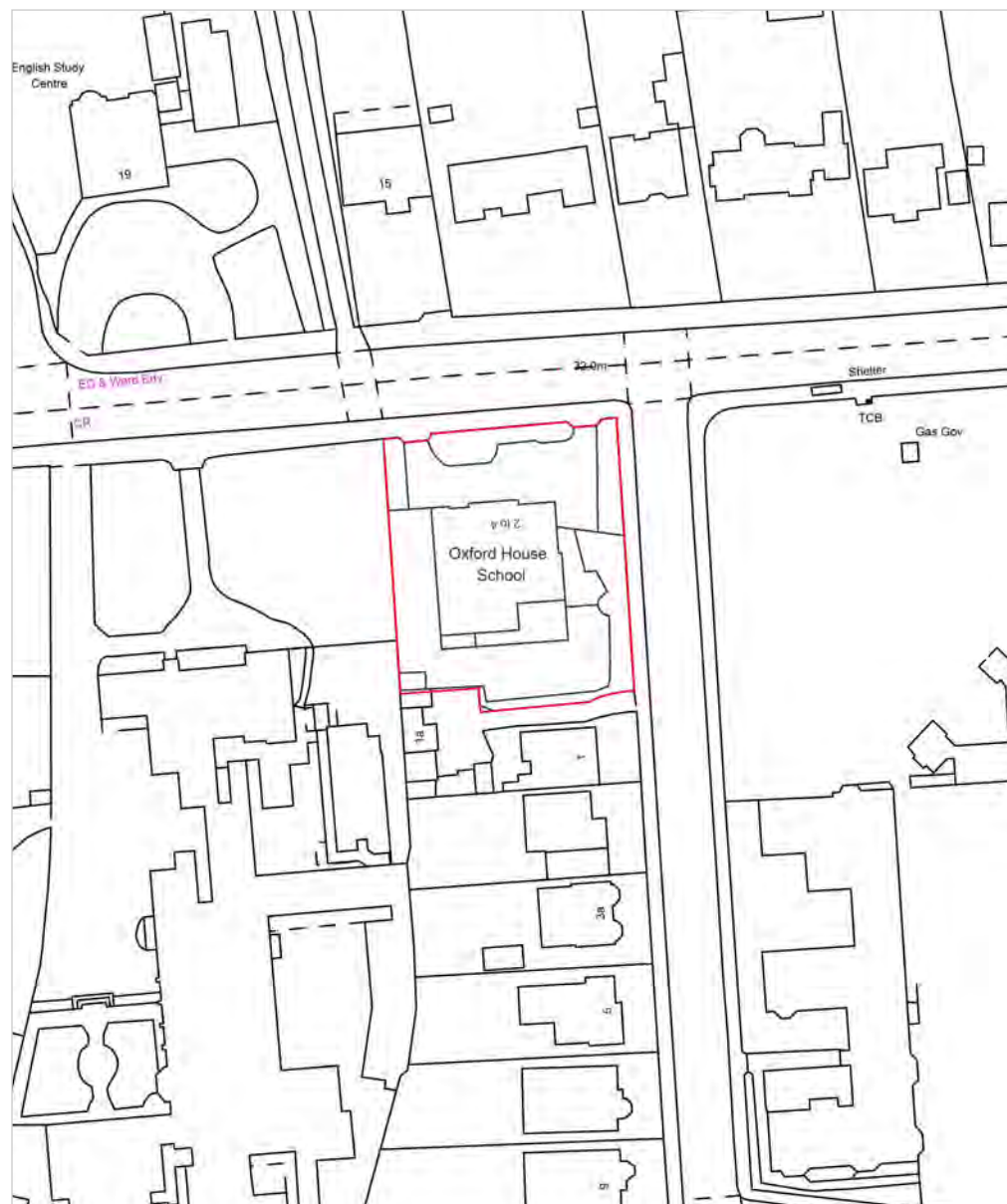
Fingringhoe

LOCATION

The property is located in the historic town of Colchester in Essex in a predominantly residential area characterised by attractive, detached houses. The former Essex County Hospital is located to the east across Oxford Road which now comprises the Lexden Gardens development. Amenities are conveniently located less than 5 minutes' walk to the east.

The property is located off Lexden Road (A1124), a main arterial road which runs from west to east to Colchester town centre, 0.8 mile to the east. The A12 is located 2.3 miles to the west.

Local transport connections comprise two main railway stations, Colchester Town in the centre, and Colchester, 1.3 miles to the north.



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DESCRIPTION

The property comprises an attractive period building built of red brick over two and three storeys with a pitched tiled roof and ornate stone mullion windows. The building has a purpose built extension to the rear of single storey brick and block construction with a flat felt roof, with part modern uPVC windows. The building provides 11,107 sq ft GIA of accommodation.

Internally the building provides good quality teaching accommodation with plastered and painted ceilings and walls, LED lighting and a mixture of carpet, laminate and wood flooring. The WC's and the staff room underwent refurbishments in 2018. Externally the property provides a rubber surfaced playground with one marked netball court and separate fenced nursery play areas. The outside play areas were extensively refurbished in 2023 at a cost of £300,000.

The school can be accessed from a private driveway just off Lexden Road. There is a carriage drive and off-road parking for six vehicles to the front.

The premises provide c13 classrooms and ancillary facilities. The DfE capacity is 158 pupils.

ACCOMMODATION

ACCOMMODATION	GROSS INTERNAL FLOOR AREA	
	SQ M	SQ FT
Basement	126.57	1,362
Ground Floor	395.92	4,262
First Floor	267.08	2,875
Second Floor	242.35	2,609
Total	1031.92	11,107

We have scaled the Ordnance Survey map of the subject premises and calculate the total site area to be 0.18 hectare (0.43 acre).



PLANNING

We consider that the use of the property would fall within Use Class F1 of the Town and Country Planning (Use Classes) Order 1987. Prospective purchasers should make their own enquiries of the local authority.

TENURE

The property is held on a long leasehold interest by Cognita Schools Limited with an unexpired term of 143 years. The lease is subject to annual RPI rent reviews with a cap and collar of 1% and 5%. The next review is on 27th February 2026.

EPC

EPC – C

VAT

The property is not elected for VAT.

OFFERS

A premium in the region of £1.25 million for the assignment of the long leasehold interest is sought.

VIEWINGS

Viewings should be arranged strictly via appointment through sole agents, Newmark. No parties are to attend site without appointment.



Contacts

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NEWMARK

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Particulars issued May 2025.