



**AVAILABLE TO LET**

Well Presented Office Suite In Established And Landscaped Setting

2a Threshelfords Business Park, Inworth Road,  
Feering, Colchester, CO5 9SE

**RENT**

£775 pcm  
plus VAT

**AVAILABLE AREA**

440 sq ft  
[40.88 sq m]



## IN BRIEF

- » Situated In An Established & Landscaped Setting
- » Well Presented & Carpeted
- » Dedicated Alarm System
- » One Allocated On Site Car Parking Space
- » Additional Allocated Parking Available (By Separate Negotiation)
- » Well Located Close To The A12

## LOCATION

Threshelfords Business Park, with easy access to the A12 Trunk road, is well established and home to over 20 successful businesses in well landscaped grounds. Approx. 1.5 miles from Kelvedon Railway Station (London Liverpool Street approx. 40 minutes). Chelmsford is approx. 10 miles to the South West and Colchester 10 miles to the North East.

## DESCRIPTION

A single-storey ground floor office with a pitched roof, accessed via a shared entrance lobby. The premises comprise two interconnected office areas which are carpeted throughout. The office benefits from fluorescent tube lighting, a tea point, it's own alarm system, and access to communal WC facilities located immediately outside the office entrance in the shared lobby area.

Externally the office fronts a large, landscaped parking Courtyard with central seating areas, and benefits from one allocated car parking space. Further allocated parking spaces may be available by separate negotiation (subject to availability).

## ACCOMMODATION

[Approximate Net Internal Floor Areas]

» Total: 440 sq ft [40.88 sq m] approx.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any 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. Made with Metropix 12/2023



## TERMS

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £775 per month (plus VAT).

We are advised that VAT will be applicable.

## SERVICE CHARGE

A service charge will be applicable to cover costs of; external grounds maintenance, cleaning of communal areas, refuse collection, communal area supplies and water rates.

Approximate cost per quarter is £281 plus VAT, payable on account.

## ELECTRICITY

The electric meter is shared with the other occupiers within the building. The electricity usage for the tenants of Unit 2A will therefore be calculated and billed by the landlord directly, with the apportionment for Unit 2A to be paid in quarterly instalments.

## BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £6,800.

For rateable values below £12,000, 100% small business rate relief may be available, subject to eligibility.

We recommend all parties make their own direct enquiries with the local rating authority.

## BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. For the current year the approximate cost is £TBC plus VAT.

## ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (92) 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. All rents and prices are exclusive of VAT under the Finance Act 1989.

## LEGAL COSTS

Each party will bear their own legal costs.

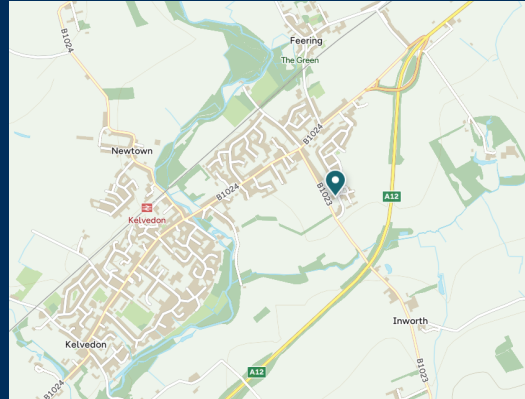


**VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:**

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Particulars created 20 May 2025

**Fenn Wright**

