

**UNIT 5,
LANGHAM BARNES BUSINESS CENTRE,
LANGHAM LANE,
LANGHAM,
COLCHESTER CO4 5ZS.**

**SELF-CONTAINED OFFICE UNIT
WITH CAR PARKING**

FOR SALE OR TO LET



- **Located on a small, established and popular development of office units, lying to the north of Severalls Business Park.**
 - **Rural location, yet only half a mile from the A12.**
- **Net Office Area 417 sq. ft. (38.7 sq. m) plus first floor storage area.**
 - **Two allocated on-site car parking spaces.**
 - **High specification, including air conditioning.**

FOR SALE/TO LET

**Jon Ablewhite MRICS, 4 & 5, The Cedars,
Apex 12, Old Ipswich Road, Colchester, CO7 7QR.
Tel: (01206) 505707.**

www.jonablewhite.co.uk

LOCATION

The premises are located on Langham Barns Business Centre, an established development comprising 23 small office units. The development is accessed from Langham Lane, which lies some one mile to the north of the Severalls Business Park, to the north of Colchester. The A12 Colchester to Ipswich trunk route lies about half a mile to the east.

DESCRIPTION

The development is located on a site to the east of Langham Lane, overlooking fields and the site of the former Boxted Airfield, a World War 2 airfield. The unit is located in the first phase of the Centre, being a horseshoe of terraced units arranged around a courtyard, with landscaped grounds and car parking. The elevations are of brick under a pitched slated roof. The unit is fully self-contained, with a kitchenette, toilet and a small first floor storage area and a small rear garden laid to lawn. There is solid wood flooring, air conditioning, ample power and data points including some floor boxes.

The main access roads and landscaped areas are the responsibility of a management company, and the occupier pays a contribution towards these costs together with the other occupiers of the Centre.

ACCOMMODATION

The property has the following overall net internal floor area, measured in accordance with the R I C S Code of Measuring Practice:

Main Office

Width 30/0.

Depth 16/3.

NET OFFICE AREA 417 SQ. FT. (38.7 SQ. M)

Kitchenette and W C. There is a small first floor area suitable for storage/occasional office use of 66 sq. ft. (6.1 sq. m).

There are two allocated car parking spaces, close to the main entrance gate off Langham Lane.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy efficiency rating of D – 79, and the assessment is valid until August 2027.

RATEABLE VALUE

The unit appears in the 2023 Rating List as Offices and Premises, with a rateable value of £8,100. An occupier will therefore potentially qualify for Small Business Rate Relief.

TENURE

The property is offered for sale freehold**, at offers in excess of £140,000 plus VAT; alternatively, it is available on a new full repairing and insuring lease, for a term to be agreed, incorporating upward-only rent reviews every 3 years, at a commencing rent of £9,750 a year, exclusive of VAT, rates, service charge and all other outgoings.

** the property is currently let until the end of September 2024. The tenant will not be renewing and is happy to vacate and surrender the lease prior to that date, if required.

FURTHER INFORMATION

To obtain further information, please contact the sole agent, Jon Ablewhite (jon@mrallp.co.uk) or (01206) 505707.

April 2024

All prices and rental quoted are exclusive of VAT (if applicable)

Property Misdescriptions Act Please note that following recent legislation we would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating electrical or plumbing systems and equipment are fully operational **Misrepresentation Act 1967** The Agents for themselves and for the vendors or lessors of this property whose agents they are give notice that (1) The particulars do not constitute nor constitute any part of an offer or a contract (2) All statements contained in these particulars as to this property are made without responsibility on the part of the agents or vendors or lessors (3) All descriptions dimensions and other particulars are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property