



# TO LET

549 sq ft – 2,474 sq ft

Brand New

Ground and First Floor Office Accommodation located less than a mile from Manningtree Train Station

**Dairy Barn Mews, Summers Park, Lawford,  
CO11 2LA**

**RENT FROM: £20 p.s.f exclusive**

## LOCATION

Lawford/Manningtree is located in North East Essex to the south of the River Stour marking the County boundary between Essex and Suffolk. Colchester is around 7 miles south east, Harwich 9 miles to the east and circa 12 miles to Ipswich. The offices are located on Cox's Hill, within the exceptional new Summers Park development, approximately 0.5 miles from Manningtree Train Station with direct access to London Liverpool Street (approximately 1hr).

## DESCRIPTION

Newly constructed, high specification, office accommodation by award winning Rose Builders benefiting from onsite parking. Full specification available upon request.

## ACCOMMODATION

Unit	Floor	Sq Ft	Rent (PA)
1	Ground	1,259	£25,000
2	Ground & First	2,474	£49,500
3	Ground	1,259	£25,000
4	First Floor	549	£13,750
5	Ground	549	£13,750
6	Ground	1,151	£23,750

## SERVICE CHARGE

A Service Charge will be levied for the maintenance and upkeep of the parking and landscaping areas. Rates to be confirmed.

## TERMS

The offices are available to let by way of new Full Repairing and Insuring Leases with terms to be agreed.

## COMPLETION

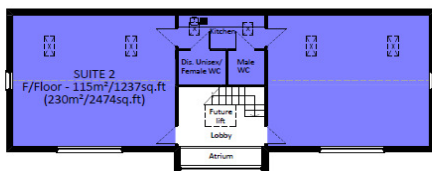
Completion is expected Spring 2019

## RATEABLE VALUE

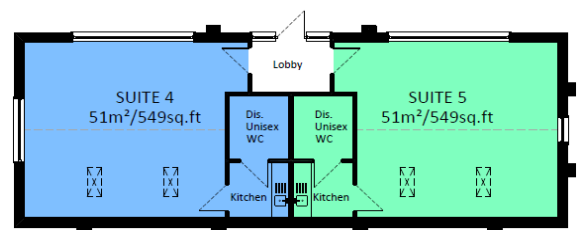
Prospective occupiers should make their own enquiries to Tendring District Council to verify the business rates payable.

## VIEWING

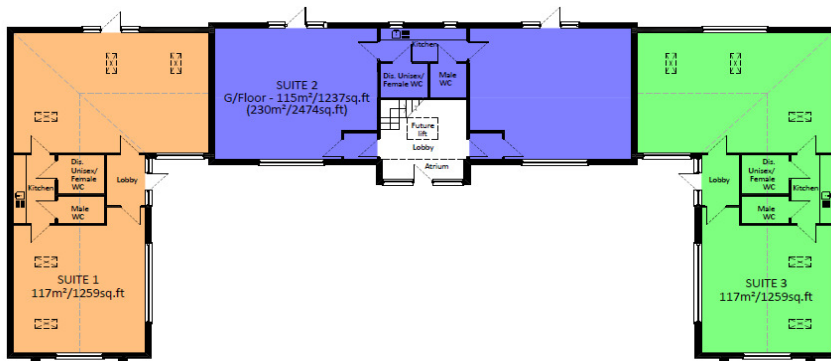
Strictly by prior appointment with the sole Agents **Nicholas Percival** Chartered Surveyors on **01206 563222** or e-mail [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk) **C.5081**



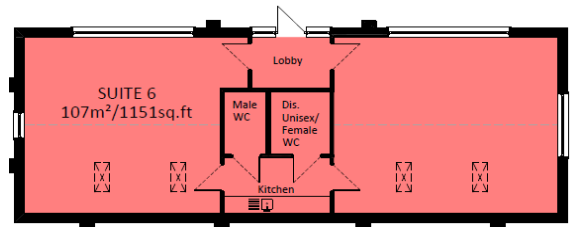
FIRST FLOOR - MAIN BUILDING



FLOOR PLAN - ANNEXE 1



GROUND FLOOR - MAIN BUILDING



FLOOR PLAN - ANNEXE 2

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

## Consumer Protection from Unfair Trading Regulations 2008

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 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. (5) 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.

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