

COLCHESTER



TO LET

1-3 London Road
Feering
Colchester
Essex
CO5 9EA

TWO STOREY BUILDING 4,600 SQ.FT. (427 SQ.M.)



Former Police Offices



Two-Storey Building With
Extensive Car Park



Would Suit A Variety Of Uses (STP)



Parking To The Front & Rear



Rent Only £60,000 Per Annum
Exclusive



Ayers & Cruiks
COMMERCIAL

SOUTHEND OFFICE
01702 343060

CHELMSFORD OFFICE
01245 202555

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DESCRIPTION AND LOCATION

The property is located on the southern side of London Road, in the centre of Feering, a well-established residential area adjoining the village of Kelvedon. The area benefits from excellent transport links, with the A12 nearby, providing direct road connections to Colchester, Chelmsford, and London, as well as access to the wider East Anglia region. Kelvedon's mainline railway station, located within easy reach, offers regular services to both Colchester and London Liverpool Street. Local shopping and amenities are available in Kelvedon, with a wider range of retail, leisure, and other services found in Witham (approximately five miles), Colchester (around nine miles), and Chelmsford (approximately 15 miles).

The main building was originally constructed as three separate houses, which were then reconfigured to offices which were then adapted to serve as police offices. The internal layout provides office accommodation as well as storage space which is arranged over two storeys, with two stairwells linking the ground and first floors. Externally, the property includes workshops and additional outbuildings.

The site benefits from two separate vehicular entrances directly off London Road, with on-site parking. At the rear, two gated access points lead to a hard-surfaced yard that provides extensive parking, and direct access to the stores and workshop facilities.

PLEASE NOTE:

The property could also be available for freehold, please enquire for further information.

ACCOMMODATION

	SQ.FT.	SQ.M.
Total Area	4,600 SQ.FT.	427 SQ.M.

TERMS

The property is available to let upon on a new full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE:

To be confirmed

EPC:

C



BUSINESS RATES

April 23-Present

Rateable Value	UBR	Rateable Payable
£25,500	49.9	£12,724.5

Interested parties are advised to confirm the rating liability with Braintree District Council on 01376 552525

LEGAL COSTS:

Ingoing tenant to be responsible for the landlords reasonable legal costs.

TENURE

Leasehold

RENT:

£60,000 per annum exclusive

VAT:

Plus VAT If Applicable

VIEWING:

Strictly by prior appointment via the landlords appointed agents Ayers & Cruiks.

Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact.

Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property.

All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise.



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