



LODGE PARK

BUSINESS CENTRE



"COLCHESTER'S BEST KEPT SECRET..."



WELCOME NICE TO MEET YOU!

Welcome to Lodge Park Business Centre – Colchester’s most prestigious fully serviced business centre. Located less than 1 mile from the A12 north & south bound and the A120, Lodge Park is located in a picturesque rural setting with ample parking and is the go-to business centre for Colchester’s small and medium professional services firms.

Lodge Park Business Centre’s contemporary office facilities, abundant parking and attractive grounds will not only raise the profile of your business and impress your visitors, but will also motivate your team and add energy to your business while helping to attract talent. **INSPIRE YOUR BUSINESS!**

Our unique fully serviced business centre, combined with our approachable on-site estate management team, will enable you to focus on running your business without the strain and time-consuming task of dealing with office facilities and building management issues. By letting us take care of the complexities of running an office building and the little things that distract, we will enable you to concentrate on what you do best. Running your business and seeing your clients.

YOU TAKE CARE OF YOUR BUSINESS AND WE TAKE CARE OF YOU!

Divided into four separate buildings, Lodge Park Business Centre’s offices are spacious and well-appointed with modern ergonomic furniture, gigabit broadband, VoIP telephony and individually controlled air conditioning. Our free to use meeting rooms are fully resourced with all the technology you would expect. Nespresso coffee, Teapigs tea and Cadbury hot chocolate are available without charge from our immaculate tea stations as is Brita filtered still or sparkling water. Our postal and reprographic areas are equipped with all the up-to-date equipment you would expect and more. **WE HAVE IT COVERED!**

So why delay? You, your staff and your clients deserve the best Colchester has to offer. Come and join Colchester’s most prestigious fully serviced business centre to maximise your business’ reputation and potential. **YOU, YOUR STAFF AND YOUR CLIENTS ARE VERY WELCOME!**



MOVING IN – EASY AS 1-2-3

When moving office previously you may have been used to involving solicitors and reading pages and pages of contractual documents. But that's just not our style. Our easy-in easy-out licence agreement is written in plain English and consists of 4 single page forms and 1 page confirming your insurance cover. **RELOCATING IS COMPLICATED ENOUGH – SO WE KEEP THINGS SIMPLE FOR YOU.**

You will be impressed by the lack of fuss and the efficiency of our moving-in process as we aim to minimise the logistics of your relocation. Your IT network & broadband and your telephone line & handsets will all be ready for your arrival. Your company name and signage will also be in place. **WE WILL BE READY FOR YOU!**

You will find us helpful and organised with the other aspects of your move. We will keep you in the loop as to what you need to know before you move in and equally on the day of your move. From knowing how to forward your telephone number or telling your customers where you are now located; to knowing where to park and how to gain access to the building or what to do in case of an emergency, we will be there to help. Moving to Lodge Park is like checking into a hotel. **EASY AS 1-2-3. NO MESSING ABOUT! NO STRESS!**



WE ARE HERE TO HELP!

Lodge Park Business Centre is not operated by an anonymous remote landlord hidden behind a managing agent. To the contrary, whilst at Lodge Park you will get to know us and hopefully we will get to know you. **WE ARE THERE FOR YOU!**

Our full-time on-site estate management team is situated adjacent to the main reception in Lodge House and is always on hand to help with queries or issues. We strongly believe in providing real customer service with a personal touch. We believe in being welcoming. We like to help with a smile! That's why we operate an open-door, come and talk to us policy. If we can help you solve a problem or meet a specific need, we will do our utmost to do so for you. If you need something extra, outside the ordinary or beyond the terms of your licence, we will see what we can do. **WE BELIEVE IN CAN-DO!**

Businesses are always evolving and so do their office requirements. At some point, you may wish to move office within Lodge Park. If you wish to move into a larger office, or downsize slightly due to, for example, more people working offsite, we will endeavour to accommodate your new requirements as soon as possible with the minimum of fuss. Equally, if you do decide to leave us, it will happen without difficulty or complexity. **FUSS FREE UP-SIZING, DOWN-SIZING OR LEAVING!**

Like any good concierge team, we will aim to ensure that your stay with us is trouble free and harmonious. **PERSONAL, EFFICIENT, DISCREET!**

A UNIQUE BUSINESS ENVIRONMENT

Let us describe Lodge Park Business Centre further to you. Our centrally glazed atrium is at the heart of Lodge Park. It is here where you will find the main reception, the meeting rooms, our postal hub, our reprographics area and of course the on-site estate team. Needless to say, your visitors will be most at ease waiting in reception or in one of our meeting rooms.

TO MEET OR NOT TO MEET? Whether you are looking for a spacious boardroom or a more intimate meeting room to hold interviews or 1 to 1 meetings, we have a meeting space that will suit you. Our meeting rooms are equipped with individually controlled air conditioning, high speed internet access, Apple TV, projectors with wireless screen sharing technology and conferencing telephone handsets. We also have dry wipe boards and flip charts if you prefer to brainstorm. Our meeting rooms are exclusively available to our tenants and are all free of charge.

5* FACILITIES... With stunning parkland views, our offices are the most spacious you will find in the borough. Fitted out with stylish modern furniture, each workstation comprises of a desk, ergonomic chair, a pedestal and two cupboards. If you need any additional furniture or are looking for something specific, we can help personalise your office for you.

All offices are tastefully decorated in white with soft grey carpeting and have individually controlled air conditioning, LED 'daylight' lighting, wall art and even plants to make you feel right at home. If you fancy a bit of time away from your desk, our breakout sofas and booths in our central boulevards will welcome you in comfort and privacy.

High speed internet access and a VoIP telephone handset are connected to each desk. Our IT infrastructure is modern and resilient and can accommodate individual networks with a private public IP address if required.





DID YOU SAY FULLY SERVICED?

When we say fully serviced, we really mean it. Lodge Park Business Centre boasts premium equipment for you to use at competitive prices, including a high specification Xerox copier and scanner as well as an A0 HP plotter and scanner for larger documents and drawings. Also available are binding machines, laminators and guillotines. Why trek out to a copy shop when you can use the on-site facilities? We also have a franking machine with discounted Mailmark® prices. There is also no need to find a post box, as Royal Mail collect the mail direct from the post area daily at 5pm. We will also sign for and store post, parcels and other deliveries in our secure post room ready for your collection when it suits you.

TEA, COFFEE OR SOMETHING ELSE? Our impressive tea stations are modern, airy and most importantly impeccably clean. Equipped with Nespresso coffee machines and cappuccino milk-frothers, or for those preferring tea, our range of Teapigs real tea will delight your taste buds or, if you are a hot chocolate devotee, try our Cadbury hot chocolate. All tea stations are equipped with Brita water fountains offering filtered chilled still and sparkling water, together with boiling water for making tea – no more wasting time waiting for a kettle to boil.

TRANQUILITY AND WELL-BEING AT LODGE PARK. Lodge Park's parkland is an essential ingredient to our success. Creating a tranquil atmosphere of serenity, the landscaped lawns, colourful flower beds, mature trees, koi ponds and extensive garden furniture contribute to making Lodge Park Business Centre an inspiring location to run your business from. Feel free to walk around our landscaped park, take a call while stretching your legs, hold a meeting on one of the garden tables or visit our koi ponds to clear your mind.



MAINTENANCE AND REGULATORY COMPLIANCE

The on-site Lodge Park team is responsible for all the building services including the daily cleaning of the offices, meeting rooms, tea stations and other communal areas. We also organise the collection, recycling and disposal of rubbish. We arrange all building, heating and air conditioning maintenance and repairs. We ensure the business centre meets all current regulations including those relating to legionella, electrical, fire and health & safety. We maintain the grounds and the car parks. In fact, to put it simply, we take care of all aspects of running a busy building, its facilities and surroundings. The good news is these activities are all included in your fixed monthly bill. **MAINTENANCE AND REGULATORY COMPLIANCE ARE ON US.**

PARKING IS KEY!

Ever been frustrated by lack of parking or, worse, have you ever ended up with an expensive fine for parking in the wrong spot? We know that parking space shortages can cause frustrations with employees or loss of custom. Fear not, we have ensured that Lodge Park has enough parking spaces to cater for the needs of you, your employees and your visitors. **OUR PARKING HAS THE CAPACITY!**

With extensive parking discreetly integrated into the Lodge Park parkland, you and your team will always find a spot to park. Equally, we have also taken care of your visitors and anyone with mobility issues with designated parking close to the entrances of our buildings. For those preferring two wheels, we have ample covered bicycle and protected motorbike parking. We also have electric car charging points. **EVERYONE'S PARKING NEEDS ARE CATERED FOR.**





LOOKING AHEAD

Lodge Park is constantly evolving. Our ambitious and exciting plans include a state-of-the-art fitness centre for the exclusive use of our tenants. This fitness centre will have 15 cardio-vascular machines as well as free weights and space for stretching or yoga. On-site showers and changing rooms will be integral to this space. **STAY FIT WHILE AT LODGE PARK.**

We are also planning to add a social culinary space for those looking for a more adventurous lunch or social break option. This area will allow people to rustle up a delicious and healthy lunch using the integrated induction hobs, microwaves, ovens, fridges and freezers. **YOU COULD SOON BE THE MASTER CHEF OF LODGE PARK.**

This social space will also feature an array of seating options to suit everyone, from large social areas to encourage communal lunches to more private booths for a quiet 'time-out' away from your desk.

Another addition to our expansion plans is a dedicated client computer room. For those of you that require servers, you will have access to your own private 19" rack in our air-conditioned private client computer room. This will reduce the noise within your office whilst ensuring your servers are secure yet accessible and close to hand. **EVER WANTED A SERVER ROOM?**



DON'T TAKE OUR WORD

Moving in was a breath
of fresh air.

The ample free parking is in
stark contrast to the inadequate
parking usually associated with
other offices in Colchester.

Having such a friendly
on-site team, always willing
and able to help, is quite
simply invaluable.

Perfect location.
Lovely parkland.

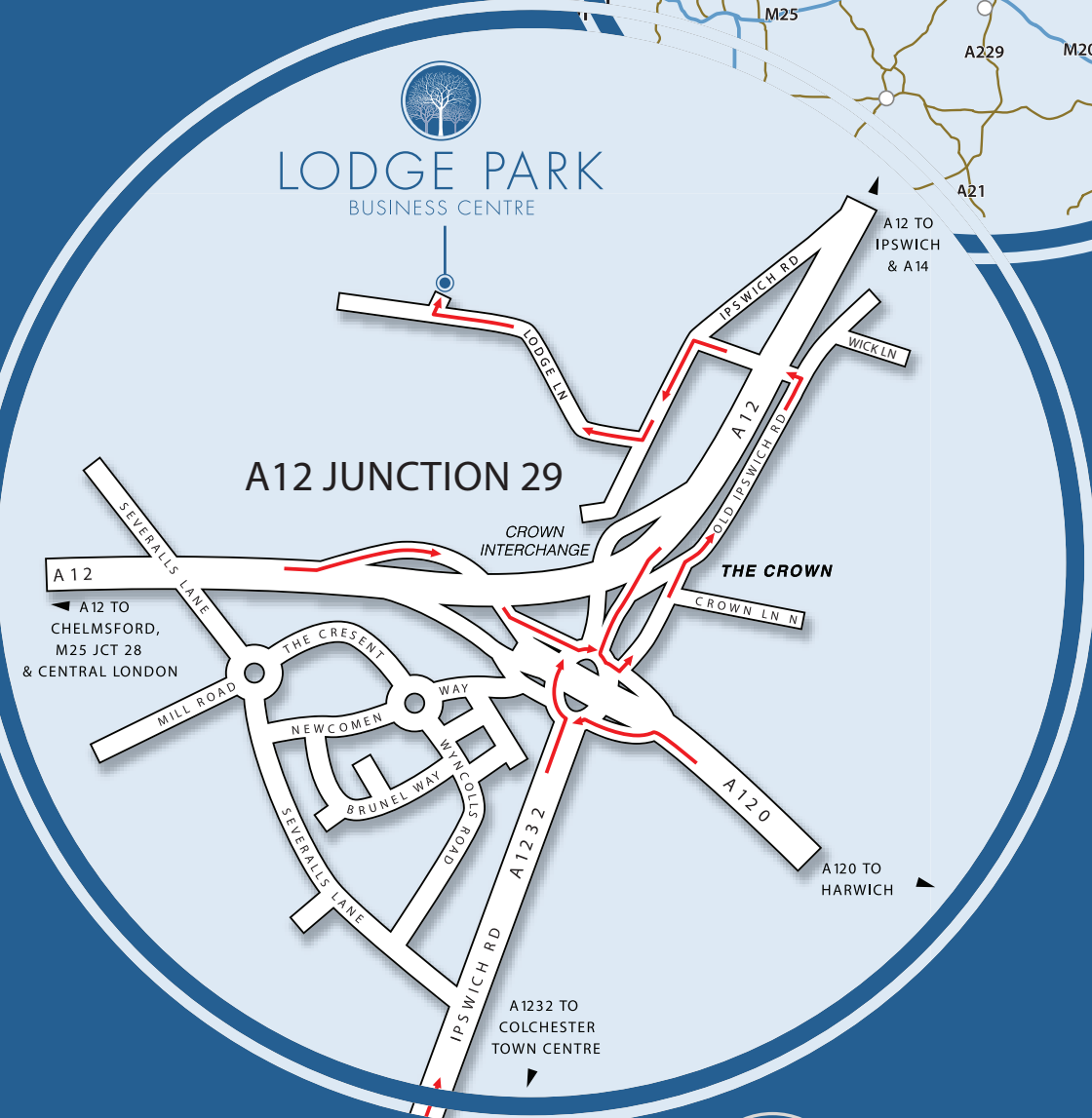
Offices are bright,
spacious and furnished
to a high standard.

These are the best serviced
offices that we have ever worked
from and we don't see us moving
in the foreseeable future.

Everything has
been thought of and
is of top quality.

Not only are you in a lovely
rural environment but you are
close enough to the A12, A120
and Colchester town centre.

Compared to previous
offices, it feels like we're
working in a luxury
hotel environment!




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