



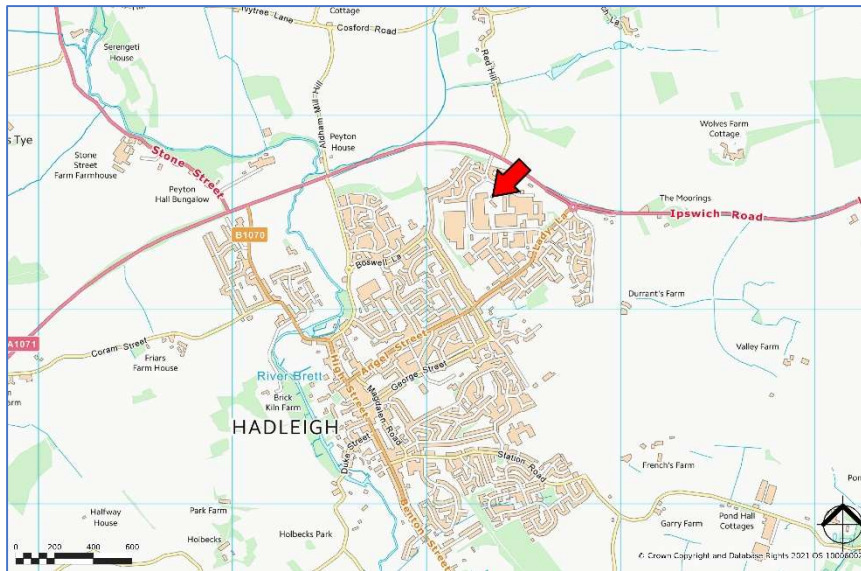
FIRST FLOOR OFFICES TO LET

**Unit 6 Hadleigh Enterprise Park, Crockatt Road,
Hadleigh, IP7 6RJ**

- **Attractive, accessible office space**
- **Allocated car parking**
- **To Let - £23,750 per annum exclusive**
- **2,281 sq ft (212 sq m)**

01473 211933
penncommercial.co.uk





LOCATION

Hadleigh is a market town situated approximately 9 miles west of Ipswich, 12 miles north of Colchester and 11 miles from Sudbury.

The premises are located on Hadleigh Enterprise Park, a modern and attractive development of office units off Crockatt Road with easy access to the main Hadleigh Road (A1071).

SITUATION

Hadleigh Enterprise Park is a well let and presentable business park with nearby occupiers including builders, electrical contractors, software engineers, and more.

DESCRIPTION

The premises currently provide first floor office accommodation with private meeting rooms, board rooms, all within a wider commercial unit with private WC and kitchenette. The property comes with a generous parking allocation, suspended ceiling, air conditioning, perimeter trunking and carpet floor tiles.

ACCOMMODATION (all areas are approximate)

First Floor	212 sq m	2,281 sq ft
Total Floor Area	212 sq m	2,281 sq ft

PLANNING

The property currently has consent for office use, all interested parties should contact Babergh/Mid Suffolk District Council on 0300 1234000.

LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

BUSINESS RATES

Rateable Value: £21,750

Estimated Rates Payable: £10,853

All interested parties should contact Babergh/Mid Suffolk District Council on 0300 1234000.

SERVICES

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition including IT and telecommunication links.

TERMS & TENURE

The premises are available to let for a term of years to be agreed at a rental of £23,750 per annum exclusive. There is a service charge of £1.50 per square foot per annum and a contribution to the building insurance to be confirmed.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested

VAT

Is applicable on the rent.

VIEWING

To view or for further information, please contact:

Robin Cousins at Penn Commercial
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk, IP2 8NJ
Email: robin@penncommercial.co.uk

01473 211933

Subject to contract

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