



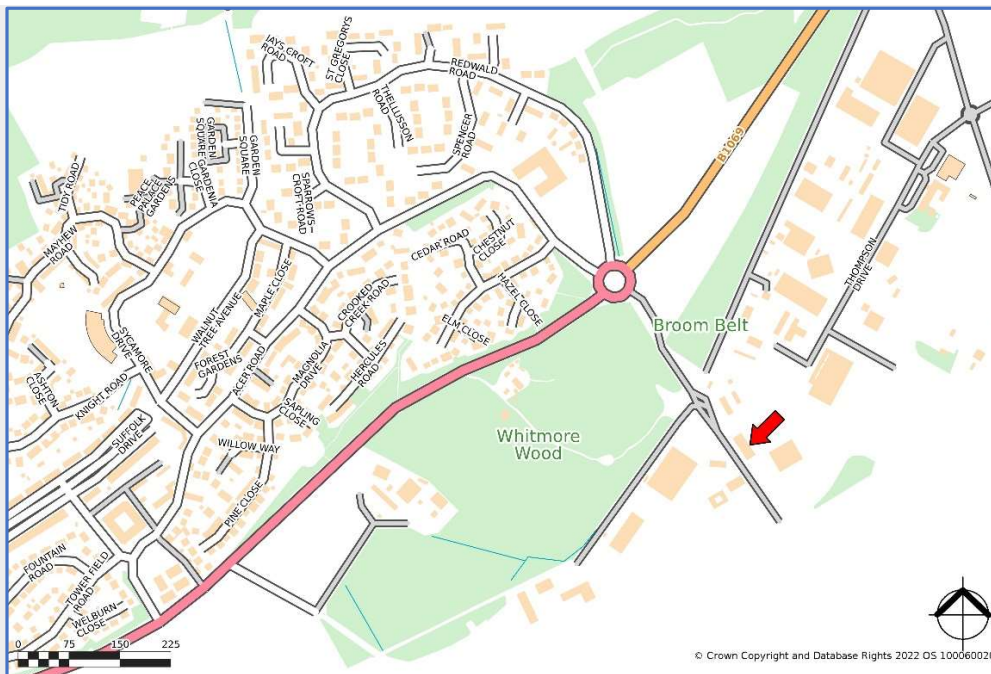
## **2 STOREY OFFICE/LIGHT INDUSTRIAL PREMISES TO LET**

### **Building 8 Bentwaters Parks, Rendlesham, Woodbridge IP12 2TW**

- **Would suit light industrial uses, training centre etc on the ground floor**
- **Ground floor fitted to a shell finish, first floor comprises various small rooms**
- **Oil fired central heating, double glazing, suspended ceiling, perimeter trunking**
- **On established business park, good access to A12/A14**
- **Approx 929 sq m (10,000 sq ft)**
- **To let on new lease, rent upon application**

**01473 211933**  
**penncommercial.co.uk**





## LOCATION

Rendlesham is located approximately 14 miles north east of Ipswich, Suffolk's county town, 4.3 miles from Melton and 7 miles from the market town of Woodbridge and the River Deben. Road access is via the A1152 from Melton to the A12 and rail links are from Woodbridge and Ipswich to London Liverpool Street. The A12 joins the A14 linking the Port of Felixstowe (19 miles distant) with Cambridge and the Midlands.

## SITUATION

The property is situated on the established Bentwaters Parks in Rendlesham, which comprises a mix of warehousing, industrial space, offices and workshops. All the buildings benefit from good external areas and car parking.

## DESCRIPTION

The property comprises a substantial detached two storey building arranged over ground and first floors. The building is constructed of 275mm cavity brick blockwork and internal frame under a pitched and hipped roof covered with interlocking concrete pantiles. The ground floor is currently fitted to a shell finish, with the first floor configured into a number of small rooms. The premises benefit from oil fired central heating, double glazing, suspended ceiling, perimeter trunking, new wiring and plumbing throughout, stairs to the second floor roof void, kitchen, male and female WC's on each floor, and generous car parking. The ground floor would be suitable for light industrial uses, a training centre etc.

## ACCOMMODATION

(all areas are approximate)

**Ground Floor** 464.5 sq m 5,000 sq ft

**First Floor** 464.5 sq m 5,000 sq ft

**Total Floor Area** 929 sq m 10,000 sq ft

## PLANNING

The property would be suitable for B1 office/light industrial uses, however all interested parties should contact East Suffolk Council on 01394 444832.

## LEGAL COSTS

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

## BUSINESS RATES

The property has been taken out of the Rating List whilst it is undergoing some refurbishment, however a previous valuation in 2010 listed a Rateable Value of £30,250.

## ESTIMATED RATES PAYABLE

May qualify for small business rates relief.

We would recommend that all interested parties contact East Suffolk Council on 0333 016 2000.

## SERVICES AND SERVICE CHARGE

We understand that mains electricity and water are connected to the property, and there is oil fired central heating. NB: The existing plant and equipment may not necessarily be fit for purpose, depending on the final use for the property, further details upon request. There is a service charge payable of £970.46 per quarter plus VAT.

## TERMS & TENURE

The premises are available to let upon a new full repairing and insuring lease for a minimum term of 3 years, rent upon application. A rent deposit of 3 months rent plus VAT would be required.

## ENERGY PERFORMANCE CERTIFICATE

The existing EPC has expired and a new EPC will be required, rating D92, reference 0670-0731-0830-2490-3096.

## VAT

VAT is applicable.

## VIEWING

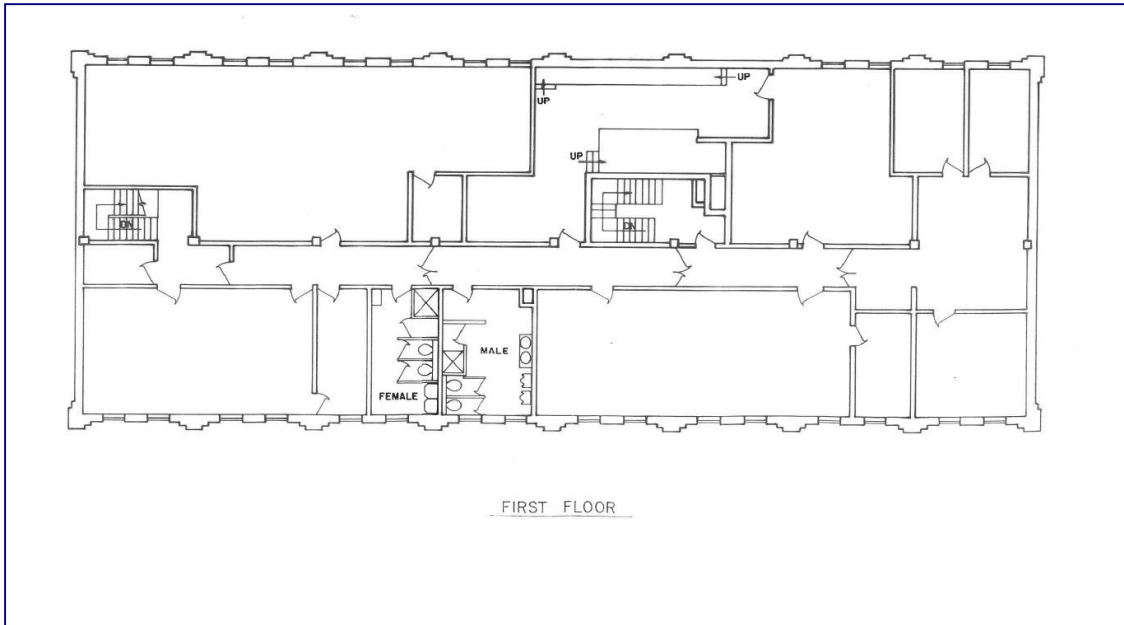
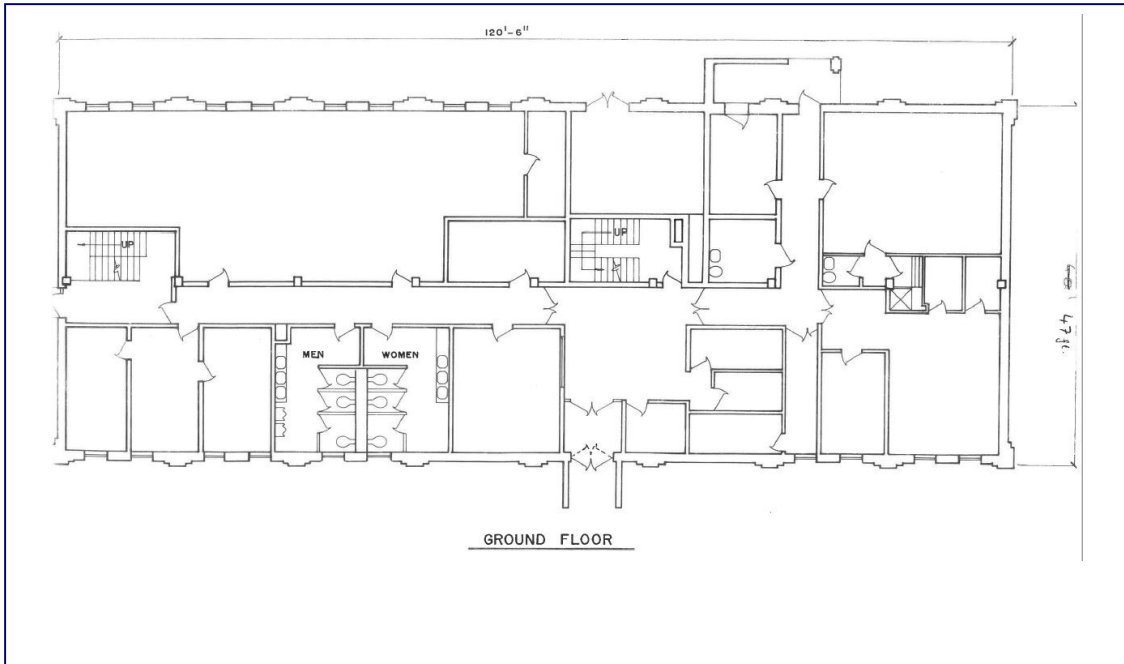
To view or for further information, please contact:

Vanessa Penn or Robin Cousins at Penn Commercial Suite C Orwell House, Fox's Marina, The Strand, Wherstead, Ipswich, Suffolk, IP2 8NJ

Email: [vanessa@penncommercial.co.uk](mailto:vanessa@penncommercial.co.uk) or [robin@penncommercial.co.uk](mailto:robin@penncommercial.co.uk)

**01473 211933**

**Subject to contract**



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