

TO LET – 1,747 sq ft (162.3 sq m) Office Premises



First Floor, Unit 1 and Unit 3 Pegasus, Orion Court, Great Blakenham, IP6 0LW

Available on new lease terms, £14,500 per annum exclusive

- **Approx 162.3 sq m (1,747 sq ft). Available immediately.**
- Well presented end of terrace first floor office accommodation with parking, in an accessible location
- Close to Junction 52 of the main A14 with quick access to Ipswich, Bury St Edmunds, and Colchester
- Fitted kitchen/break out space, air conditioning, wooden floors
- Nearby employers include Persimmon Homes, Messina Hembry, Heron IT, Mencap, Kickstart Gym



2021 WINNER
MOST ACTIVE AGENT
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Location

Great Blakenham sits just 5 miles outside of Ipswich, which is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Situation

The property is in a prominent position on the well established and popular Orion Business Park, Great Blakenham which is accessed off Addison Way. The Business Park is a short distance from the A14 and approximately 7 miles south-west of Ipswich Town Centre. The popular and well let business area just outside Claydon is due to benefit from an additional roadway to be built through the industrial development of Port One Logistics. This road will be for personal vehicle use only and any heavier goods vehicles will still need to use the existing Addison Way entrance.

Description

The property comprises the upper parts of a modern, end of terraced office building with glazed frontage and beneath a mono pitched roof.

The offices are fitted to a good specification and provide private access through a shared ground floor lobby.

The offices provide air conditioning, heating, wooden flooring, suspended ceilings with fluorescent lighting and are in good decorative order throughout.

There is a large kitchen/breakout area that could be converted back in to office accommodation should a Tenant wish to do so. There are also two open plan office areas, one large and one medium sized, a meeting room, a second kitchenette, and cleaners cupboard. There are two WCs within the property.

There are 6 car parking spaces allocated to the unit, though with double parking and sensible direction this number can be increased substantially.

Accommodation (all areas are approximate)

Office	28 sq m	301 sq ft
Meeting Room	20.5 sq m	221.5 sq ft
Kitchen	23.2 sq m	249.7 sq ft
Main Office	75.25 sq m	799.2 sq ft
Kitchenette	2.8 sq m	30 sq ft
Cleaners cupboard	2.8 sq m	30 sq ft
Total GIA	162.3 sq m	1,747 sq ft

Planning

The property currently has consent for Class E Office use. The property would suit other uses, subject to planning permission. All interested parties should contact Babergh/Mid Suffolk District Council on 0300 123 4000.

Legal costs

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

Business rates

Rateable Value Unit 3 £8,800

Rateable Value Unit 1 £8,700

All interested parties should contact Babergh/Mid Suffolk District Council on 0300 123 4000.



Services & Service Charge

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 purchaser/tenant to satisfy themselves as to their operation / condition including IT and telecommunications links.

Energy Performance Certificate

A full copy of the EPC is available upon request, reference number 2475-2525-1790-7188-6289, rating D88.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

01473 211933

robin@penncommercial.co.uk

penncommercial.co.uk

Terms & Tenure

The premises are available to let on a new internal repairing and insuring lease, for a term to be agreed, at a commencing rental of £14,500 per annum exclusive. The lease is to be made full repairing and insuring by way of the service charge.

We understand that there is a contribution towards the Estate Service Charge. Further information available upon request.

VAT

VAT is applicable.



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