

TO LET: Flexible office accommodation available to let



Rockford House, Acer Road, Rendlesham, Woodbridge, IP12 2GJ

From 350 sq m - 3,523 sq m (3,767 sq ft – 37,921 sq ft)

- Convenient location with good access to A12.
- Established office accommodation over first and second floors.
- Well presented and flexible space available as a whole or in part.
- Onsite car parking, including visitor bays
- Fibre broadband to the property
- Available on new, flexible lease terms
- Former military headquarters of solid construction

## Location

Rendlesham is located approximately 14 miles north east of Ipswich, Suffolk's county town, 4.3 miles from Melton, 7 miles from the market town of Woodbridge and the River Deben, and 13 miles from Sizewell. 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

Rockford House is an attractive and spacious office building located in the desirable village of Rendlesham, offering a peaceful and professional work environment. The building was built for the US Air Force and has subsequently been owner-occupied by Rockford Marks, components manufacturers for their R&D and manufacturing teams.

The property is situated just off the A1152 opposite the Bentwaters Parks and Base Business Park commercial estates.

## Description

The building is split over three floors (though only two are available to let) and boasts an impressive reception area that creates a great first impression. The office space is well-proportioned and can accommodate a range of team sizes, from small start-ups to larger established companies. The layout of the space is flexible, allowing tenants to create bespoke layouts that suit their specific needs.

The building is fitted with modern amenities, including air handling, fibre broadband, WCs, Kitchenettes, and a mix between open plan and cellular accommodation ensuring a comfortable and efficient work environment. There is also parking available on-site.

## Planning

We understand the property to benefit from Class E use between the hours of 7am-8pm Mon-Sat. All interested parties should contact the local authority on 0333 016 2000 or email [planning@eastssuffolk.gov.uk](mailto:planning@eastssuffolk.gov.uk)

## Business Rates

We understand the rateable value to be: £26.40 per square meter.

The Rates payable are likely to be: £13.20 per square meter per annum (£1.22 per square foot).

To reach the business rates department, you can call 0333 016 2000.

Alternatively, you can email [ndr@angliarevenues.gov.uk](mailto:ndr@angliarevenues.gov.uk)

## VAT

The property elected for VAT

## Services & Utilities

We understand that mains electricity and water are connected to the property. None of the services have been tested and it is the responsibility of the interested party to satisfy themselves as to their operation / condition, including IT infrastructure. The Tenant will be responsible for their utilities.

## Terms & Tenure

The premises are available to let on new lease terms, for a term of years to be agreed, at a rental of £12 per square foot per annum exclusive, subject to the total space taken.

There will be a Service Charge to contribute towards the maintenance of the site, road access, and privately managed services. Buildings insurance will be recharged separately.

## Viewing

Strictly by prior appointment, please contact us on:



## Accommodation

(all areas are approximate)

The offices can be tailored to meet an occupiers needs, with flexible levels of refurbishments, space, and layouts.

Ground Floor	Occupied	Occupied
First Floor	2,221 sq m	23,906 sq ft
Second Floor	1,302 sq m	14,014 sq ft
<b>Total</b>	<b>3,523 sq m</b>	<b>37,921 sq ft</b>

## Legal Costs

Each party to be responsible for their own legal costs.

## EPC

The property has an EPC rating of B28. Valid until January '33.

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

07775 588223

**01473 211933**

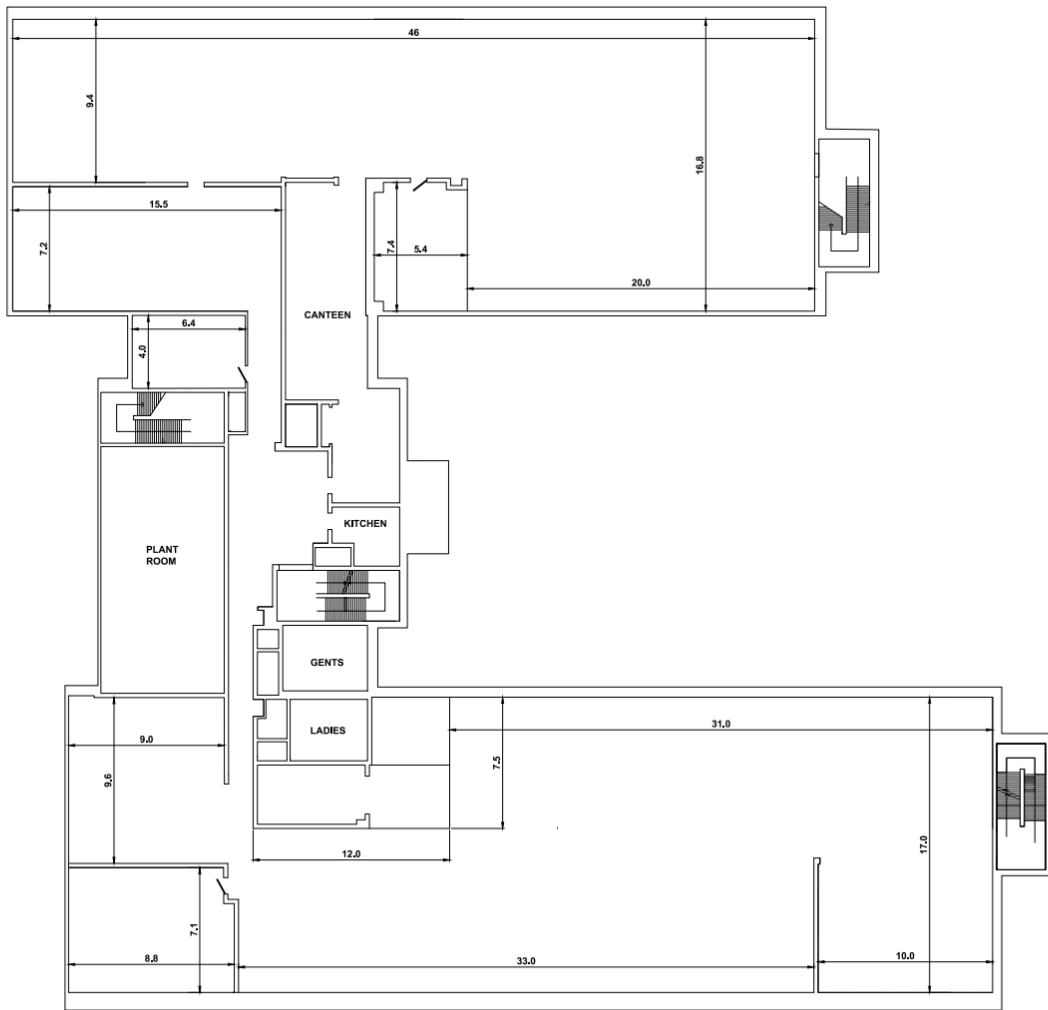


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# First Floor



# Second Floor

