

Industrial/ Office
Office Premises and Yard For Sale/
To Let as a whole or in part



Bridge House Centre, Woodbridge Road, Framlingham IP13 9HU

Office area approx 136 sq m (1,463 sq ft),

Yard area approx 0.2 hectare (0.5 acre), can sub divide

- Car parking onsite
- Located on the main approach road to Framlingham from the A12
- 4 Storage containers onsite, palisade fence with palisade gating
- Available to let on new lease terms at £24,500 per annum exclusive plus VAT, or for sale freehold at £275,000 plus VAT
- Available end of July 2023 or sooner by agreement



Location

Framlingham is a desirable and growing market town, located just 6 miles to the north of the A12 trunk road and 19 miles to the north-east of the county town of Ipswich.

Situation

The Bridge House Centre forms part of an established and popular commercial area that is located in a prominent location along Woodbridge Road, to the south of the popular market town of Framlingham. Other occupiers in the immediate area include Hatcher Components, Trulock & Harris, Broadwater Garage, Fram Tyre & Exhaust Centre, Hudson Electrical/Suffolk Energy Ltd, Flybird and Moore Bros. Nearby occupiers also include Ernest Doe Power and MDT Engineering.

Description

The Bridge House Centre would suit a variety of trades, some subject to planning consent, and is situated in an excellent location close to the town centre of Framlingham on the main road to the A12 at Wickham Market. The office area is in good condition with a meeting room, office, large open plan office area (capable of further sub-division), all with double glazing and air conditioning; separate toilets and kitchen facility. Outside there are three 20ft and one 10ft storage containers. Between the two containers at the rear there is a roofed in area to provide a further enclosed storage area. There is car parking for 15 cars, large yard area, palisade fencing and palisade gates at the entrance. The property is available from the end of July 2023 or sooner by agreement.

Planning

We understand that the office has consent for B1 use, and the site is considered suitable for B1, B2 and B8 use, it has previously been used as an HQ for a building company. All interested parties should contact East Suffolk Council Planning Department on 01394 444832.

Legal Costs

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

Business Rates

Current Rateable Value £12,750. From 1st April 2023 the Rateable Value will be £13,000. All interested parties should contact The Anglia Revenues Partnership on 01842 756568.

Terms & Tenure

The premises are available to let as a whole or in part, on new full repairing and insuring lease terms, for a term of years to be agreed, at a rental of £24,500 per annum exclusive, plus VAT, or for sale freehold at £275,000 plus VAT.

Services & Service Charge

We understand that mains electricity, water and drainage are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant/purchaser to satisfy themselves as to their operation/condition including any IT and telecommunications links. No service charge.

Accommodation

Office Area	120 sq m	1,291 sq ft
Rear Storage Area	28 sq m	300 sq ft
Yard Area	0.2 hectare	0.5 acre
Kitchen & WCs	16 sq m	172 sq ft
Total GIA Approx	136 sq m	1,463 sq ft

Energy Performance Certificate

A full copy of the EPC is available upon request, ref: 0325-0864-9830-2500-4003, rating B42. The last 5 yearly electrical installation test was 28/1/2021

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:

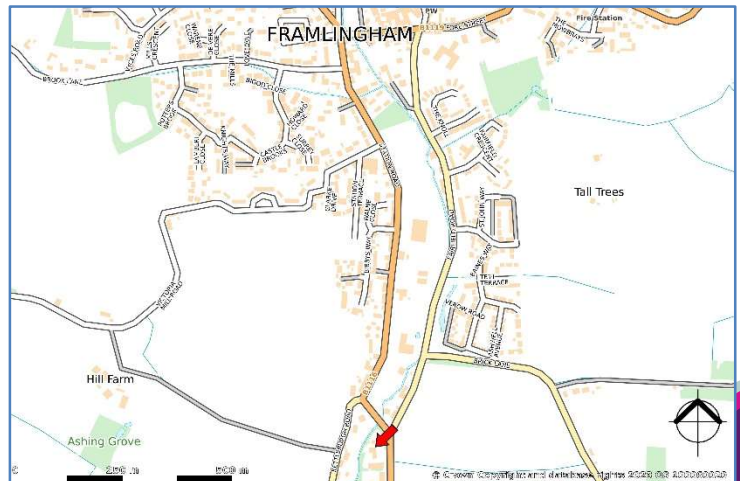


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