



SELF CONTAINED GROUND FLOOR OFFICE UNIT TO LET

Unit 46B, Claydon Business Park, Ipswich IP6 0NL

- **4 allocated parking spaces with visitors spaces**
- **Comfort cooling/heating, LED lighting**
- **Approx 48.68 sq m (524 sq ft)**
- **To let on new flexible lease terms at £4,750 per annum exclusive**

01473 211933
penncommercial.co.uk



LOCATION

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies 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 located on Claydon Business Park which has access to the main A14 dual carriageway, and is situated approximately 6 miles from Ipswich town centre. Claydon Business Park provides a professionally managed, well maintained, and secure business environment, with a variety of modern premises and a mixed tenant base, offering a good business base with a range of on-site services.

DESCRIPTION

The property comprises a modern self-contained ground floor office unit which, benefiting from comfort cooling/heating, suspended ceilings with LED lighting, open plan space with a new carpet. The office benefits from perimeter trunking and a private kitchen. There are shared WC's. There are 4 parking spaces to this unit with potential visitors spaces.

ACCOMMODATION

(all areas are approximate)

Office One 48.68 sq m 524 sq ft

Total Floor Area 48.68 sq m 524 sq ft

PLANNING

The property currently has consent for Use E(g) office use, however all interested parties should contact Mid Suffolk District Council on 0300 123 4000 (option 5 and then Option 3).

LEGAL COSTS

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

BUSINESS RATES

Rateable Value 2017 £3,850.

ESTIMATED RATES PAYABLE

We understand that qualifying applicants should benefit from small business rates relief and as such pay no business rates on this unit. We would recommend that all interested parties contact Mid Suffolk District Council on 0300 123 4000.

SERVICES AND SERVICE CHARGE

We understand that all mains services are connected to the property through the estate's supply. Service charge £630.00 per annum. Service charge includes water, sewerage and heating.

TERMS & TENURE

The premises are available to let on new full repairing and insuring flexible lease terms, for a term of years to be agreed, at a commencing rental of £4,750 per annum exclusive.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available upon request, reference number 9948-3080-0217-0790-4995, rating D79.

VAT

VAT is applicable on the asking rent.

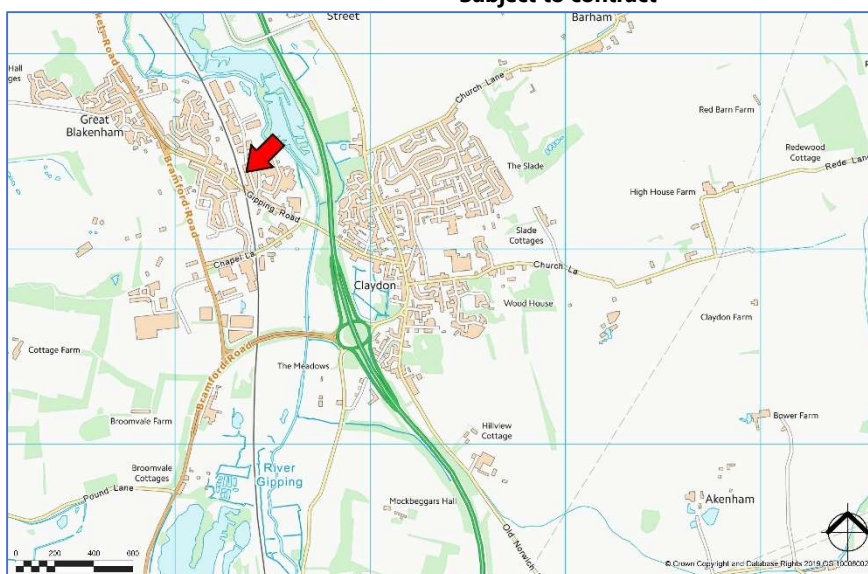
VIEWING

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



NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTIONS & FINANCIAL SERVICES ACTS

Penn Commercial as agents for vendors/lessors of this property gives notices that: 1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication. 2. All descriptions, statements, dimensions, references to availabilities, conditions and permissions for use, and occupations of other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry to this office satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4. All plant machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however, been tested and, nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property. 7. Penn Commercial does not hold itself out as providing any legal financial or other advice. These particulars do not constitute advice and you should not rely on this material in making (or refraining from making) any decision to take (or refrain from taking) any action. 8. The information contained in these particulars is of a general nature and may not be applicable to your own specific circumstances. If you are in any doubt, please seek professional advice.