

TO LET – 185.8 sq m (2,000 sq ft) Warehouse Unit



Unit F2, Zone F, Base Business Park, Rendlesham, Woodbridge, Suffolk IP12 2TZ

Available on new lease terms, £11,000 per annum exclusive

- **Approx. 185.8 sq m (2,000 sq ft) for immediate occupation**
- **On established business park, good access to A12/A14, 4.3 miles from Melton and 7 miles from Woodbridge**
- **Full height roller shutter door, ramped access, open plan space, separate personnel entrance**



2021 WINNER
MOST ACTIVE AGENT
SUFFOLK



Location

The property is located in Rendlesham, 14 miles north east of Ipswich, 4.3 miles from Melton and 7 miles from the market town of Woodbridge and the River Deben in the county of Suffolk. Road access is via the A1152 from Melton to the A12. The mainline railway station at Woodbridge provides a regular service from Ipswich to London Liverpool Street, and Melton railway station provides a service to Ipswich in a journey time of 25 minutes. 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 Base Business Park in Rendlesham, which comprises a mix of warehousing, industrial space, offices and workshops.

Description

The property comprises a warehouse unit providing open plan space, with a full height roller shutter door, ramped access and separate personnel entrance door.

Accommodation (all areas are approximate)

Total Floor Area	185.8 sq m	2,000 sq ft
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Planning

The property currently has consent for Class B8 use. 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

Rateable Value £7,800.

All interested parties should contact East Suffolk Council on 0333 016 2000.

VAT

VAT is applicable.

Services & Service Charge

We understand that all mains services apart from gas are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition including IT and telecommunications links.

Service charge contribution is currently £1,200 per annum plus VAT.

Buildings insurance is currently £230.00 per annum plus VAT.

Terms & Tenure

The premises are available to let on a new full repairing and insuring lease, for a term of years to be agreed, at a commencing rental of £11,000 per annum exclusive.

Energy Performance Certificate

There is no heating in the property, therefore an EPC will not be required.

Viewing

Strictly by prior appointment with the sole agents Penn Commercial on:

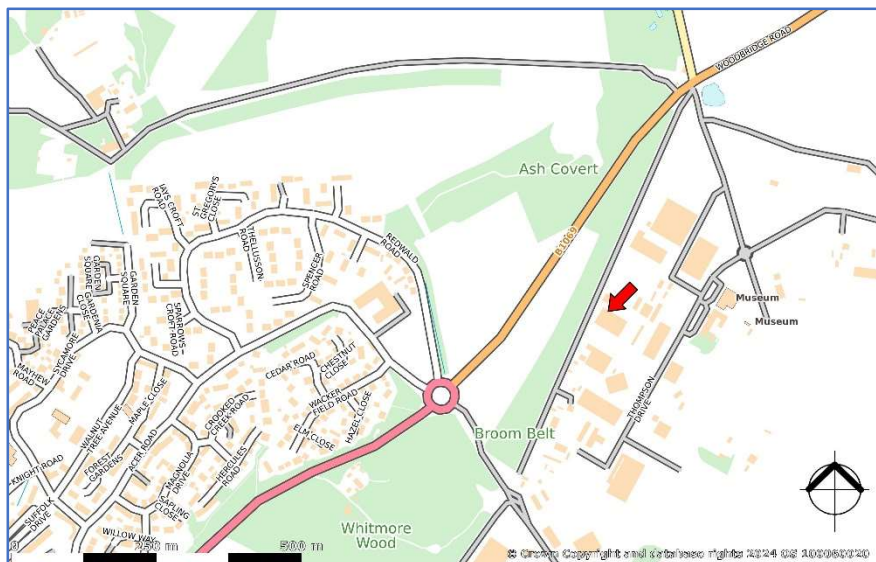


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