

01206 577667

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First Floor Office Suite – To let



Unit 48 Claydon Business Park, Great Blakenham, Ipswich, Suffolk, IP6 0NL

Asking Rent: £19,656 Per Annum Exclusive

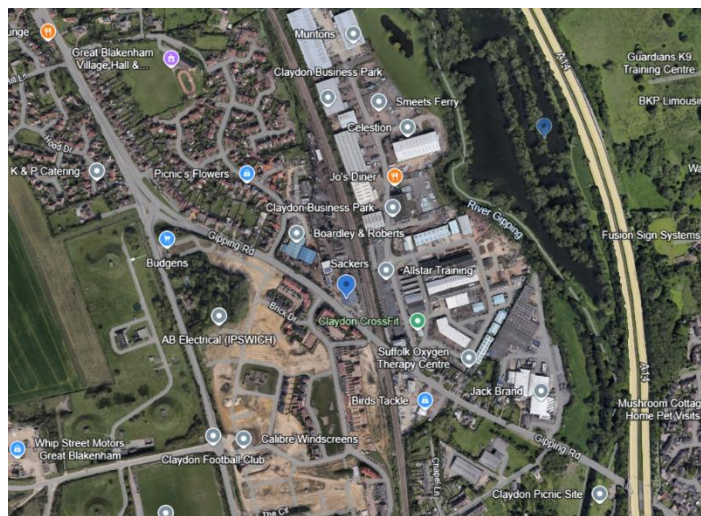
1,923 Sq. Ft (178 Sq. M)

- Open plan office suite
- Includes partitioned Offices, Kitchen and Air Conditioning
- Security System
- Circa 20 Car Spaces
- Established Business Park close to A14(J.52)

Location

The property is located on Claydon Business Park which provides access to the A14 dual carriageway (J.52), and is situated approximately 6 miles from Ipswich town centre.

The Park provides a professionally managed, well maintained and secure business environment offering a variety of modern premises and a mixed tenant base and a range of on-site services.



Description

The property comprises a modern self-contained open plan first floor office unit within a larger building comprising other office suites.

This has recently been refurbished and benefits from comfort cooling/heating, suspended ceilings with LED lighting, carpeting, perimeter trunking, fitted private kitchen, private offices and boardroom. There are shared WC's and a car park providing circa 20 car spaces.

Accommodation

The property benefits from a Net Internal Area (NIA) of 1,923 sq. ft (178 sq. m).

Asking Terms

The property is available by way of an assignment of a 10 year lease from 1st September 2022 incorporating a break and rent review at the 5th year anniversary.

Passing Rent

£19,656 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.

Service Charge

The property is subject to an annual service charge of £2,621 +VAT(2024/25).

Town Planning

The property benefits from an established Class E (Office) use class. Interested parties are advised to contact Ipswich Borough Council on 01473 433851.

Business Rates

The property appears in the Valuation List with a Rateable Value of £13,000.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

The unit has a current EPC rating of C69.

Viewings

Strictly via the joint letting agents, Whybrow Chartered Surveyors. Ref: ECD/MN/CG



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