

## **TWO STOREY OFFICES TO LET WITH CAR PARKING WOODBIDGE TOWN CENTRE**

**APPROX 120.77 SQ M (1,300 SQ FT)**



### **Create House, 2 Station Road, Woodbridge IP12 4AU**

- **Adjacent to the River Deben with outstanding views**
- **Purpose built offices over ground and first floors**
- **Double glazing, good decorative order throughout**
- **Small garden to rear of property**
- **Parking to the front**
- **To let on new lease £25,000 per annum exclusive**



## Location

Woodbridge is a picturesque town situated on the banks of the River Deben, about 8 miles north east of the County Town of Ipswich. It is just off the A12 connecting Lowestoft and Great Yarmouth to the north with Ipswich and London to the south; it also joins the A14 linking the Port of Felixstowe with Cambridge and the Midlands.

## Situation

The property is situated on the banks of the River Deben in close proximity to the Riverside Theatre/ Restaurant, The Anchor Public House, The Table Restaurant, Deben Swimming Pool, Adnams Wine Shop and the Railway Station with regular trains to Ipswich connecting to fast Inter-City services to London Liverpool Street. The town centre is within easy walking distance.

Woodbridge is a very good demographic location with an increasing population in the local area. There are a lot of small to medium sized businesses in the town.

## Description

The property comprises a purpose built two storey office building of brick construction with a tiled roof, in good decorative order throughout, providing cellular office accommodation, benefiting from air conditioning, double glazing, floor coverings, boardroom, good natural light, 2 WC's on the ground floor, first floor kitchen, 1 onsite car parking space, small garden to the rear, and outstanding views over the River Deben.

## Accommodation

 (All dimensions and areas approximate)

**Total Area Approx** | 120.77 sq m | 1,300 sq ft

## Services

Mains electricity and water are available.

## Planning

We understand that the property currently has consent for B1 office use. All interested parties should make their own enquiries with Suffolk Coastal District Council on 01394 383789.

## Business Rates

**Rateable Value 2017**  
£6,400

**Estimated Rates Payable**  
£2,982.40

The property has subsequently been extended and therefore may need to be reassessed. All interested parties should contact Suffolk Coastal District Council on 01394 383789.

## Service Charge

There is a service charge levied on the property, further details upon request.

## Terms

The property is available to let on a new full repairing and insuring lease, outside the security provisions of the Landlord and Tenant Act 1954 Part II, for a term of years to be agreed, at a commencing rental of £25,000 per annum exclusive,

## Legal Costs

Each party to bear their own legal costs.

## Vat

To be advised. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

## Energy Performance Certificate

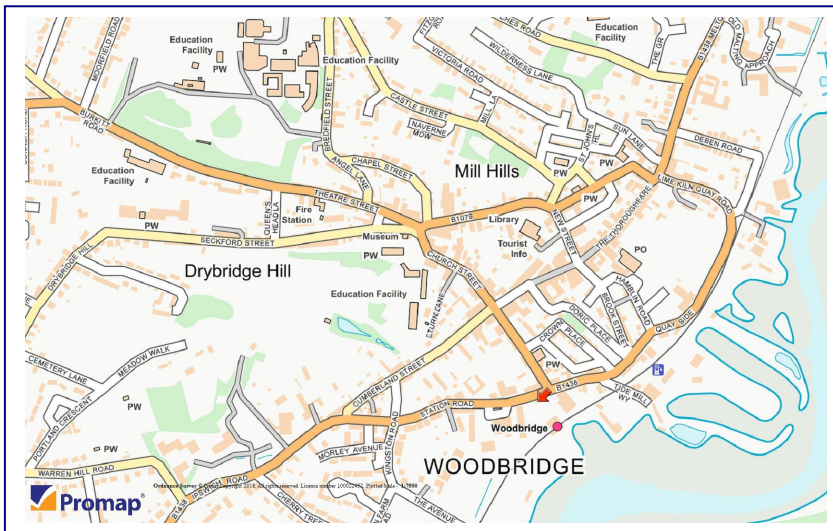
A full copy of the EPC is available upon request, reference 0991-0238-8749-9175-8006, rating C64.

## Viewing

To view or for further information, please contact the sole agents:

Paul Keen at Penn Commercial,  
Suite C Orwell House, Fox's Marina, The Strand,  
Wherstead, Ipswich, Suffolk IP2 8NJ  
Tel: 01473 211933. Fax: 01473 682266.  
Email: [paul@penncommercial.co.uk](mailto:paul@penncommercial.co.uk)

## Subject to Contract



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