

TO LET:

MODERN THREE STOREY OFFICE BUILDING

1,191 sq m (12,818 sq ft)

WOULD SUIT HEADQUARTERS BUILDING OR CALL CENTRE

CORY HOUSE · UNIT 10 HAVEN EXCHANGE · FELIXSTOWE · IP11 2QX

Direct access to main A14 | Close to Felixstowe Port, new Lidl foodstore, Morrisons, McDonalds and Anytime Fitness | Full Daikin climate control air conditioning throughout
Attractive glazed reception area | PIR lighting, passenger lift to all floors | Excellent decorative order throughout | 94 onsite car parking spaces | New sub lease available or long term lease



LOCATION

Felixstowe Port and surrounding infrastructure allows businesses to enjoy excellent road communications via the A14 which in turn links to the A12, and thereby gives access to the motorway network via the M11/ M25. Cambridge/the M11 is approximately 72 miles to the West, with London/ the M25 circa 70 miles to the South-West.

SITUATION

The property is on the Haven Exchange, a uniquely situated business park on the edge of the Port of Felixstowe, boasting direct road access to the A14. Haven Exchange is a well established location with current tenants including numerous shipping and logistics companies. The property is within easy walking distance of a brand new Lidl plus Morrisons, Mcdonalds and Anytime Fitness.

DESCRIPTION

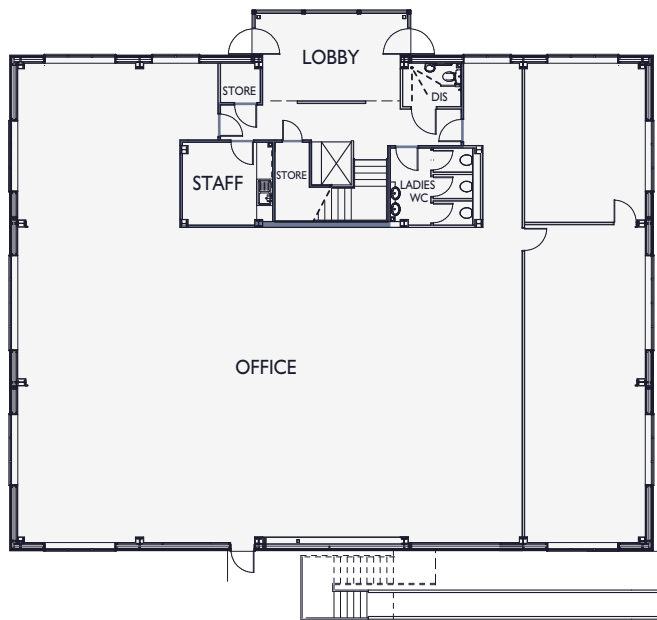
The property was constructed in 2008 and comprises a modern, externally clad three storey office building with 94 car parking spaces. The building was completed to a high specification to include full Daikin climate control air conditioning throughout, PIR lighting, large open plan floors, excellent staff and WC facilities and a passenger lift to all floors. There are several meeting rooms and a large boardroom, together with an attractive glazed reception area.

ACCOMMODATION

(All dimensions and areas approximate:)

Ground Floor	394 sq m	4,239 sq ft
First Floor	394 sq m	4,239 sq ft
Second Floor	403 sq m	4,340 sq ft
Total Floor Area (NI)	1,191 sq m	12,818 sq ft

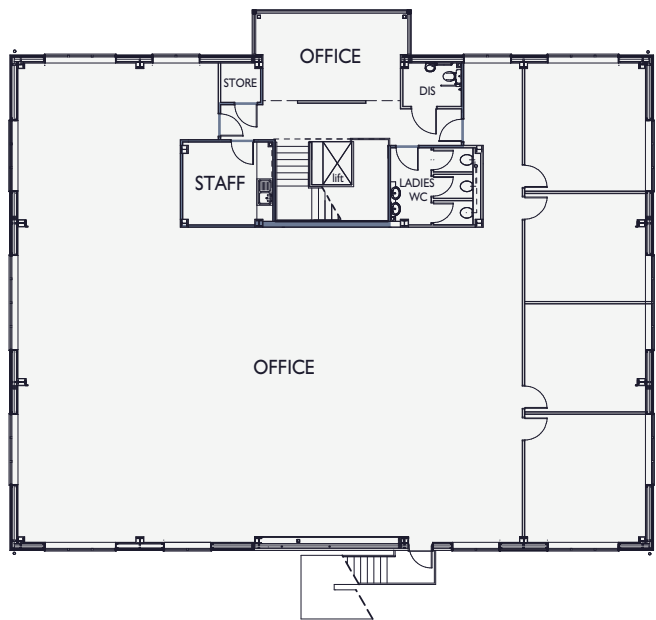
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plans are indicative only, internal partitionins may change



Image courtesy of Hutchison Ports



Image courtesy of Hutchison Ports



Image courtesy of Hutchison Ports



LOCATION

We understand that all mains services are available.

BUSINESS RATES

	Rateable Value 2017	Rates Payable
Ground & First Floors	£70,000	£33,530
Second Floor	£29,750	£14,250.25

PLANNING

We understand that the property currently has consent for BI offices. However we would recommend that all interested parties make their own enquiries with Suffolk Coastal District Council on 01394 383789.

SERVICE CHARGE

To be confirmed

TERMS

The property is available to let on a new sub lease expiring in March 2024. Alternatively a new longer lease may be granted by negotiation. Commencing annual rental £150,000 per annum exclusive.

LEGAL COSTS

Each party to bear their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC for the Second Floor is available upon request, reference 0761-0835-6389-5406-8002, rating C75.

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.



VIEWING

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

Vanessa Penn at Penn Commercial, Suite C Orwell House,
Fox's Marina, The Strand, Wherstead, Ipswich, Suffolk IP2 8NJ
T: 01473 211933 F: 01473 682266 E: vanessa@penncommercial.co.uk



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 or 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. 5. Penn Commercial do not hold themselves 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. 6. The information contained in these particulars is of general nature and may not be applicable to your own specific circumstances. If you are in any doubt, please seek professional advice.