

**TO LET PROMINENT TOWN CENTRE  
FIRST & SECOND FLOOR OFFICES WITH CAR PARKING  
APPROX 242.71 SQ M (2,612 SQ FT)**



**AVAILABLE AS A WHOLE OR IN PART**

**York House, 2- 4 York Road, Felixstowe IP11 7QG**

- Prominent main road location overlooking the main High Street
- Recently refurbished
- Gas central heating, double glazing, lift, fitted carpets
- Circa 9 car parking spaces



## Location

Felixstowe is a busy holiday/market town which enjoys 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 situated on York Road, in Felixstowe town centre, overlooking the High Street with Poundland and Pondent Homes retail outlets located on the ground floor of the building. The premises are located close to Tesco's supermarket, the main Post Office, Co-op Bank and Boots Chemist and benefits from a high volume of vehicle and pedestrian passing trade.

## Description

The property provides office accommodation on the first and second floors. The premises benefit from a large office space which is available as a whole or in part, as the accommodation is currently split into various smaller cellular offices, which can be let separately if required. The accommodation is in good decorative order throughout, with shared kitchen & WC's plus staff facilities, passenger lift to all floors, gas radiator central heating and circa 9 car parking spaces.

## Accommodation

All dimensions and areas are approximate:

### First Floor Offices

|                          |                   |                  |
|--------------------------|-------------------|------------------|
| Room 103                 | 17.48 sq m        | 188 sq ft        |
| Room 105                 | 18.69 sq m        | 201 sq ft        |
| Room 106                 | 15.60 sq m        | 168 sq ft        |
| Room 107                 | 15.14 sq m        | 163 sq ft        |
| <b>Total First Floor</b> | <b>66.91 sq m</b> | <b>720 sq ft</b> |

### Second Floor Offices

|                           |                    |                    |
|---------------------------|--------------------|--------------------|
| Room 206                  | 53.57 sq m         | 577 sq ft          |
| Reception Suite           | 122.23 sq m        | 1,315 sq ft        |
| <b>Total Second Floor</b> | <b>175.80 sq m</b> | <b>1,892 sq ft</b> |

|                         |                    |                    |
|-------------------------|--------------------|--------------------|
| <b>Total Floor Area</b> | <b>242.71 sq m</b> | <b>2,612 sq ft</b> |
|-------------------------|--------------------|--------------------|

## Services

We understand that all mains services are available.

## Business Rates

All interested parties should contact Suffolk Coastal District Council on 01394 383789.

## Planning

We understand that the property currently has consent for B1 offices. However we would recommend that all interested parties make their own enquiries with Suffolk Coastal District Council on 01394 383789.

## Service Charge

£6.89 per sq ft to include all services except electricity.

## Terms

The offices are available to let on new internal repairing and insuring lease terms, for a term of years to be agreed, as a whole or in part, at a rent of £9.00 per sq ft per annum exclusive.

## Legal Costs

Each party to bear their own legal costs.

## Energy Performance Certificate

A full copy of the EPC is available upon request, reference number 0595-2821-4730-4000-6213, rating D92.

## 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:

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

## Subject to Contract

**NB** The photo shows the First Floor offices as these are currently vacant and being refurbished; they are therefore only illustrative of the type of accommodation available.



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