

**TO LET BRAND NEW SELF CONTAINED TWO
STOREY GRADE A OFFICES WITH ONSITE PARKING**

TOTAL AREA APPROX 399.05 SQ M (4,295 SQ FT)



**Unit 7A Hill View Business Park, Old Ipswich
Road, Claydon, Ipswich IP6 0AJ**

- Brand new unit in the Suffolk Barn style
- Air conditioning, full central heating, LED lighting, carpeting, broadband, onsite parking
- Easy access to main A14
- Rent: £9.00 per sq ft per annum exclusive



Location

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Situation

The property is located on Old Ipswich Road in Claydon which has easy access to the main A14 dual carriageway, and is situated approximately 6 miles from Ipswich town centre.

Description

The property comprises a newly constructed self contained two storey H shaped unit in the Suffolk Barn and Pantile style with 3 dedicated onsite car parking spaces and communal parking in an attractive landscaped environment. The property will be decorated and finished to Grade A standard to include air conditioning and full central heating, carpeting, LED lighting and double glazing. The ingoing tenant will be able to request computer wiring to suit their own requirements. The unit will have a reception area, ladies and gents WC's and disabled WC, plus two WC's on the first floor, and staff facility area.

Accommodation

(all areas are approximate only and subject to survey)

Ground Floor Office	160.65 sq m	1,729 sq ft
First Floor Office	153.9 sq m	1,657 sq ft
Reception Area	84.5 sq m	909 sq ft
Total Floor Area (Gf)	399.05 sq m	4,295 sq ft

Planning

The property currently has consent for B1 office use, we would recommend that all interested parties contact Mid Suffolk District Council on 01449 724500.

Business Rates

To be assessed upon completion. We would recommend that all interested parties contact Mid Suffolk District Council on 01449 724500.

Services and Service Charge

We understand that mains electricity and water are connected to the property. There is no gas available onsite. There is no service charge levied on this property.

Terms & Tenure

The premises are available to let upon new internal repairing and insuring lease terms, for a term of years to be agreed, at a commencing annual rental of £9.00 per sq ft per annum exclusive.

Energy Performance Certificate

An EPC will be commissioned upon practical completion of the unit.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Vat

VAT is payable on the annual rental 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:

Paul Keen at Penn Commercial,
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Subject to Contract



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