

**TO LET REFURBISHED OFFICE
A14 EASTBOUND NEAR IPSWICH
APPROX 120.77 SQ M (1,300 SQ FT)**



**Orwell Crossing, A14 Eastbound, Nacton, Ipswich
IP10 0DD**

- Prominent location immediately adjacent to A14
- Ground floor offices with on-site car parking
- 24 hour unrestricted access
- Modern offices with A/C heating and cooling
- Easy access to Port of Felixstowe



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

Orwell Crossing is an established lorry park, restaurant and offices, situated eastbound off the main A14 dual carriageway at Nacton.

Description

The offices are to be refurbished to a good standard with independent entrance, A/C heating and cooling. Onsite car parking, 24-hour unrestricted access. There will be other facilities onsite.

Accommodation

(All areas are approximate only and subject to survey)

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

Services

We are advised that mains electricity and water are connected, the surface water drainage is via soakaways, and septic tanks would be required for foul drainage. The supply of Calor gas will be metered. These will be charged by the landlord at cost.

Business Rates

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

Planning

All interested parties should make their own enquiries with Suffolk Coastal District Council on 01394 383789.

Terms

The offices are available to let on a new internal repairing and insuring lease, for a term of years to be agreed, at a rent of £13,000 per annum exclusive plus VAT. There is a service charge, to be confirmed.

Vat

VAT is payable on the rent under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Legal Costs

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

Energy Performance Certificate

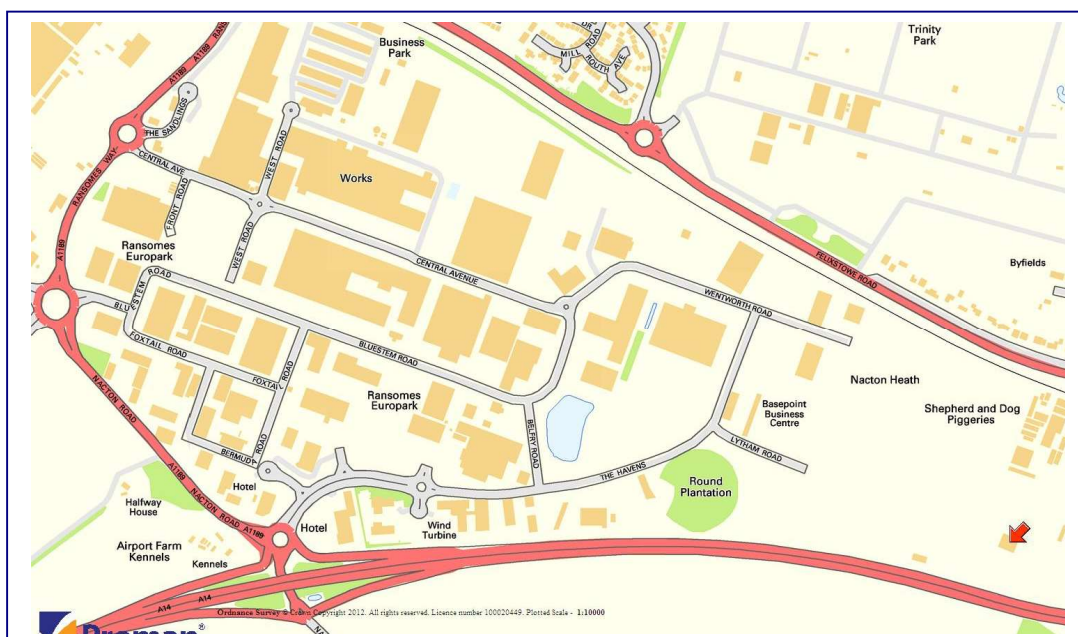
A full copy of the EPC is available upon request.

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

Subject to Contract



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