

TO LET MODERN TWO STOREY OFFICES/LIGHT INDUSTRIAL UNIT WITH CAR PARKING

APPROX 158.86 SQ M (1,710 SQ FT)



**Unit 2 Summit Business Park, Langer Road, Felixstowe
IP11 2JB**

- Two storey offices with industrial unit to the rear
- Fully glazed elevation
- 6 Dedicated car parking spaces plus communal parking area
- Air conditioning to the offices
- Available for occupation from 1st September 2018



Location

Felixstowe 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.

Summit Business Park is an established, landscaped business park adjacent to the rapidly expanding Port of Felixstowe, known as the "Gateway to Europe", which handles 40% of the UK's container trade and connects with 365 ports worldwide. The Business Park is situated close to the picturesque seafront and main town centre, with immediate access to the A14/A12.

Description

The property comprises modern two storey offices with a light industrial unit to the rear. The property benefits from full height glazed elevations to front and rear and is internally open plan, with separate kitchen and WC. The offices are air conditioned and there are 6 dedicated car parking spaces, together with 85 communal parking spaces onsite.

Accommodation

(all areas are approximate only and are subject to survey)

Two Storey Offices	84.54 sq m	910 sq ft
Rear Industrial Unit	74.32 sq m	800 sq ft
Kitchen & WC		
Door Width	3.5m	11ft
Door Height	5.5m	18ft
Total Floor Area	158.86 sq m	1,710 sq ft

Planning

We understand that the property currently has B1 office/light industrial consent, all interested parties should contact Suffolk Coastal District Council on 01394 383789.

Service Charge

To be advised, details upon application.

Legal Costs

Each party to bear their own legal costs.

Business Rates

Rateable Value 2017

£9,600

Estimated Rates Payable

£4,473.60

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

Services

We understand that mains electricity and water are available, however we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

Terms & Tenure

The property is available to let, on new full repairing and insuring lease terms, for a term of years to be agreed, at a rental of £16,120 per annum exclusive.

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

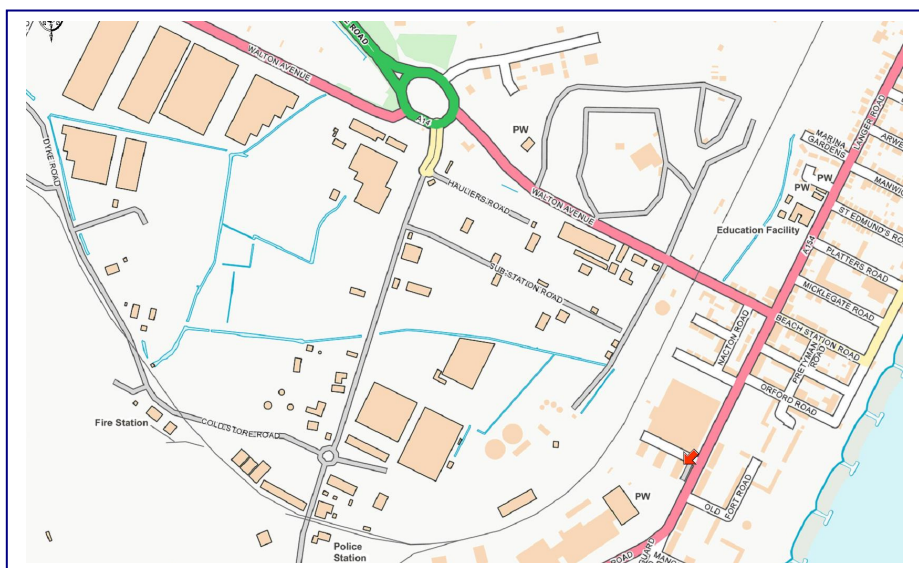
A full copy of the EPC is available upon request, reference 9973-3012-0227-0790-9621, rating C65.

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.
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Subject to Contract



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