

**GRADE II LISTED REFURBISHED GROUND FLOOR
OFFICES IN TOWN CENTRE LOCATION
TO LET**

APPROX 199.79 SQ M (2,150 SQ FT)



The Old Corn Exchange, Market Place, Hadleigh IP7 5DN

- Ground floor offices with reception and staff facilities
- Fully refurbished, new floor coverings
- To let new lease £10.00 per sq ft per annum exclusive
- Popular market town with full amenities for staff
- Easy access to the main A1071



Location

The property is situated in the Market Place in Hadleigh Town Centre, which is an old market town which has developed steadily over the past 500 years. There is easy access to the A1071 road which connects to Ipswich approximately 6.2 miles to the east, and with Sudbury approximately 6.8 miles to the west. The nearest large town is Ipswich, which is the county town of Suffolk. The nearest railway station is located at Ipswich, from where there is a direct train service to London (Liverpool Street). Access to the A12 and A14 trunk roads lies approximately 4.9 miles distant.

Description

The Old Corn Exchange comprises a two storey building, the first floor of which is let to a property maintenance company with its own separate entrance. The ground floor comprises 5 separate offices, a main central office, staff facility area, reception and toilets. The offices have undergone a full refurbishment to offer first class accommodation in Hadleigh.

Accommodation

All dimensions and areas are approximate:

Total GF Area Approx | 199.79 sq m | 2,150 sq ft

Services

We understand that all mains services 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.

Business Rates

To be separately assessed from the first floor.

However we would recommend that all interested parties make their own enquiries with Babergh District Council Business on 01473 822801.

Planning

We understand that the property currently has consent for B1a offices. All interested parties should make their own enquiries with Babergh District Council on 01473 822801.

Service Charge

To be advised.

Terms

The ground floor is available to let on new internal repairing and insuring lease terms, for a term of years to be agreed, at a rent of £21,500 per annum exclusive.

Legal Costs

Each party to bear their own legal costs.

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

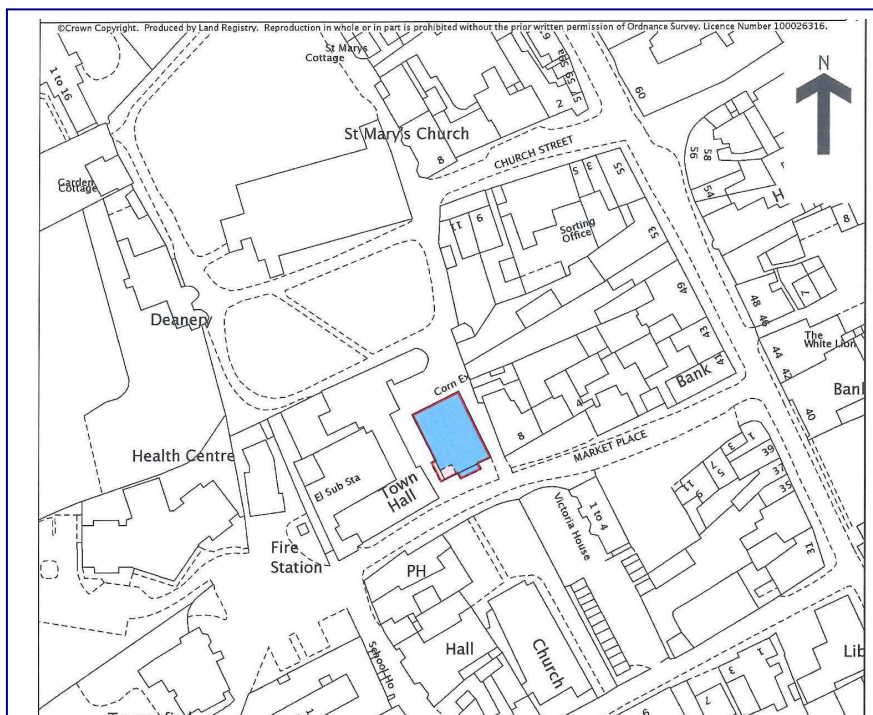
A copy of the EPC has been requested and should be available shortly.

Viewing

To view or for further information, please contact:

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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