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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TO LET - OFFICE ACCOMMODATION 639 SQ M/6,885 SQ FT



(Archive photograph)

Charter Building

Levington Park

IPSWICH

IP10 0JE

TO LET

Open plan office accommodation set in
landscaped grounds
30 Car Parking Spaces
Easy Access to A14/A12
New lease terms available

LOCATION

Levington is located approximately 3.5 miles south east of Ipswich circa. 1.7 miles from junction 58 Seven Hills of the A14/A12 intersection and the proposed Seven Hills Business Park. Levington Park can be found at the entrance to the village off Bridge Road. Levington Park is an impressive office and research facility set in lawned grounds. The Charter Building is situated behind OOCL House and shares an entrance with The Link Building.

DESCRIPTION

The premises comprise air-conditioned largely open plan ground floor accommodation and partitioned offices on the first floor, within a modern two-storey building. Heating is provided by VRV ceiling mounted air-conditioning cassettes. Male and Female WC facilities available on each floor. Disabled WC facilities available on the ground floor only. LED lighting throughout.

Outside is a generous parking allocation for up to 30 cars and occupiers onsite also benefit from use of the catering facilities with a shower in a separate building. Within the grounds are solar panels supporting more green power.

ACCOMMODATION

(Please note all areas are appropriate)

Ground Floor

Overall ground floor area 3,437 sq ft 319 sq m

First Floor

Overall first floor area 3,448 sq ft 320 sq m

Total area 6,885 sq ft 639 sq m

Included within the above area are 3 partitioned offices.

TERMS

The property is available by way of a new Full Repairing and Insuring Lease, length to be agreed at a commencing rent of £13.50 per sq ft, subject to 5 yearly upward only open market rent reviews.

BUSINESS RATES

We have been verbally advised by East Suffolk Council: Rateable value is £46,250 for 2026 and rates payable would be circa. £25,438 per annum.

SERVICE CHARGE

There will be a service charge levy for the building and upkeep of maintenance and common areas.

SERVICES

All main services connected. We have not tested any services and any interested party should carry out their own due diligence in relation to the services offered by utility companies

EPC - upon request.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By prior appointment only with Sole Agents
Reader Commercial on 01473 289600 or
martin@readercommercial.com

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, all prospective tenants will be required to provide proof of identity and address. This may include, but is not limited to, a passport or driving license and a recent utility bill or bank statement.



(Plan is for location purposes only)







