

FOR SALE FREEHOLD Rockford House

SUBSTANTIAL HQ BUILDING, WITH FLEXIBLE
OFFICES & STORAGE SPACE

5,698 SQ M (61,333 SQ FT) ON A SITE OF 1.80 HECTARES (4.45 ACRES)

- ▶ Would Suit Redevelopment, Subject to Planning
- ▶ Just 18 Minutes from Sizewell C
- ▶ On-Site Parking for 150 Cars
(Separate Car Park Opposite)

 equity.former.bucks

ACER ROAD, RENDLESHAM, WOODBRIDGE, SUFFOLK, IP12 2GJ

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commercial

Rockford House is a modern office building in Rendlesham, originally built for the US Air Force and later used by Rockford Marks. It is located just off the A1152, near Bentwaters Parks.

Key Features:

- An attractive and spacious office building
- Located in the desirable village of Rendlesham
- Offering a peaceful and professional work environment
- Flexible space options, allowing tenants to create bespoke layouts
- Extensive secure on-site car parking
- Good connectivity to the A12
- Passenger lift to all floors
- Fitted with modern amenities
- Well-proportioned office layouts
- Meeting and Board Room facilities
- Close to café and gym at Bentwaters Parks and Base Business Park
- 24-hour access



Description

The building is split over three floors (although only two are available to let) and boasts an impressive Reception area that creates a great first impression.

The office space is well-proportioned and can accommodate a range of team sizes, from small start-ups to larger established companies. The layout of the space is flexible, allowing tenants to create bespoke layouts that suit their specific needs.

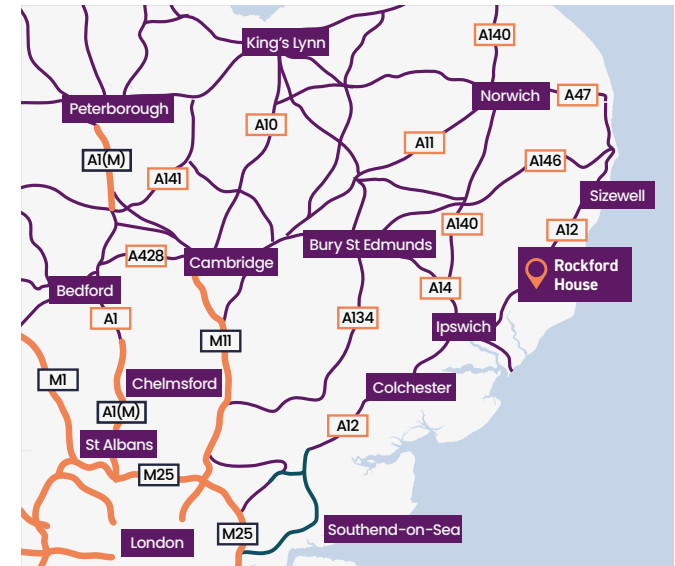
The building is fitted with modern amenities, including air handling, fibre broadband, WCs, kitchenettes, and a mix between open plan and cellular accommodation ensuring a comfortable and efficient work environment.

There is also extensive, secure parking available on-site for 150 cars (with a separate car park opposite).

Situation

Rockford House is an attractive and spacious office building located in the desirable village of Rendlesham, offering a peaceful and professional work environment. The building was built for the US Air Force and has subsequently been owner-occupied by Rockford Components Limited, a Manufacturing and Design company.

The property is situated just off the A1152, opposite the Bentwaters Parks and Base Business Park commercial estates.



Drive Times

	Miles	Minutes
Sizewell C	9.6	18
Woodbridge Rail Station	9.9	14
A14 Seven Hills Interchange	12.9	22
Ipswich	15.3	32
A12 Copdock Interchange	21.1	31
Port of Felixstowe	20	32





Serving Sizewell C

Rockford House is located a convenient distance from the Sizewell C scheme – a transformative project to construct a 3,200 MWe EPR nuclear power station, creating 70,000 UK jobs, engaging 2,000 suppliers, and driving significant economic and infrastructural investment, with completion expected within 9–12 years.

In addition to the practical land and logistical space requirements for the scheme, Sizewell C will also require extensive office space in order to service its own administrative needs, as well as satisfying those of the ancillary/support sectors.

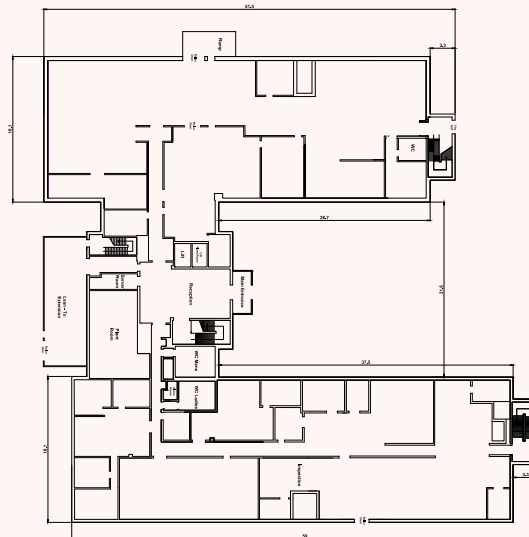
Accommodation

The offices can be tailored to meet occupiers' needs, with flexible levels of refurbishment space and layouts.

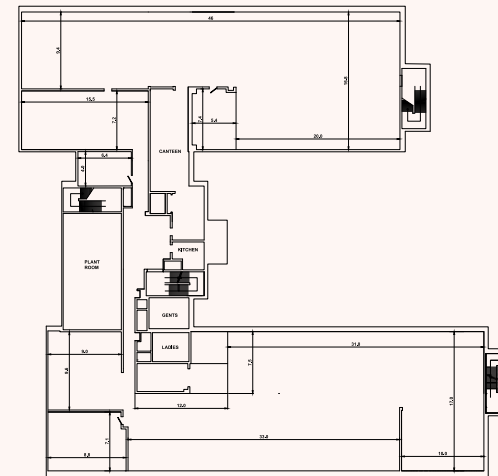
Area	Sq m	Sq ft
Ground Floor	2,228	23,982
First Floor	2,181	23,476
Second Floor	1,289	13,875
Total:	5,698	61,333

Gross Internal Area (all areas are approximate)

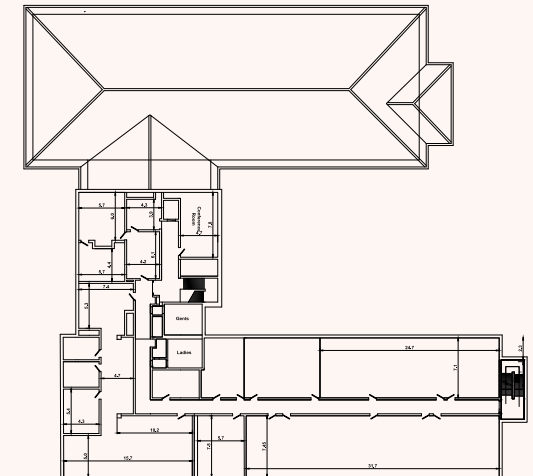
Ground Floor



First Floor



Second Floor



Plant & Equipment

On the Ground Floor, there is a boiler room with biomass woodchip boiler. There is no air conditioning, but there is air handling located on the First Floor plant room. There is a fully-upgraded passenger lift, which is in service. A data room is available for all compliance documents and associated reports.



Planning

The property currently has consent for Class B1 light industrial use, office, design, research and tea room, between the hours of 7am-8pm, Monday to Saturday (Variation of Condition 1 of planning consent C00/1471). All interested parties should contact East Suffolk Council.



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Legal

Business Rates

Rateable Value: £187,000. From 1st April 2026, the Rateable Value will be £181,000. All enquiries to East Suffolk Council.

EPC

Rating B28, valid until January 2033.

Services & Utilities

We understand that mains electricity and water are connected to the property. None of the services have been tested and it is the responsibility of the interested party to satisfy themselves as to their operation / condition, including IT infrastructure.

Tenancy

Partly tenanted, please enquire for tenancy information.

Terms & Tenure

The premises are available to purchase freehold, price upon application. VAT is applicable.

Service Charge

There is a Service Charge to contribute towards the maintenance of the site, road access and privately-managed services.

Contact

To find out more, please contact Penn Commercial:

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