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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TO LET – GROUND FLOOR OFFICE ACCOMMODATION 33 SQ M/355 SQ FT - 144.3 SQ M/1,553 SQ FT



(Archive photograph)

The Link Building

Levington Park

Bridge Road

Levington

IP10 0NE

TO LET

Ground floor refurbished office accommodation

Available individually or as a whole

Considerable parking

Onsite catering facilities with showers

Close to the A14 (1.7 miles at Seven Hills interchange Junction 58)

Green power supported by solar panels

New lease terms

Rent £14 per sq ft exclusive

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. 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 Link Building is situated at the rear of OOCL House with shared entrance with Charter Building.

DESCRIPTION

The Link Building comprise a single storey extension attached to the rear of OOCL House. Access to the available accommodation is via a shared entrance with the Charter Building. Internally the offices are served by a central corridor with 3 offices, kitchen and WC's. These offices can be available individually or as a whole. Each benefits from open plan area with separate partitioned office/meeting room. They are equipped with carpets, suspended ceilings with LED lighting, window blinds and central heating (paid via service charge), air conditioning and perimeter power/data trunking. Outside in the landscape grounds is parking for 9 cars. occupiers onsite also benefit from use of the catering facilities with a shower in a separate building.

ACCOMMODATION

(Please note all areas are approximate)

Office 1 60 sq m 646 sq ft
(includes meeting with 14.9 sq m/160 sq ft)

Office 2 51.3 sq m 552 sq ft
(includes glazed meeting room 11.7 sq m/126 sq ft)

Office 3 33 sq m 355 sq ft
(includes meeting room 10.6 sq m/114 sq ft)

Kitchen and male/female WC facilities

Outside there is parking for 9 vehicles (one space per 172 sq ft)

TERMS

The offices are available individually or as a whole on a new lease, length to be agreed, subject to 3 yearly upward only open market rent reviews at a commencing rent of £14.00 per sq ft.

VAT

VAT is applicable to the rent.

SERVICE CHARGE

There will be a service charge levy for the building and upkeep of maintenance and common areas. The service charge will also include contribution to the central heating system, business rates and contribution towards electric which will be apportioned pro rata per sq ft.

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

Strictly by prior appointment with 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)





