

TO LET: Two-storey office premises, with on-site parking

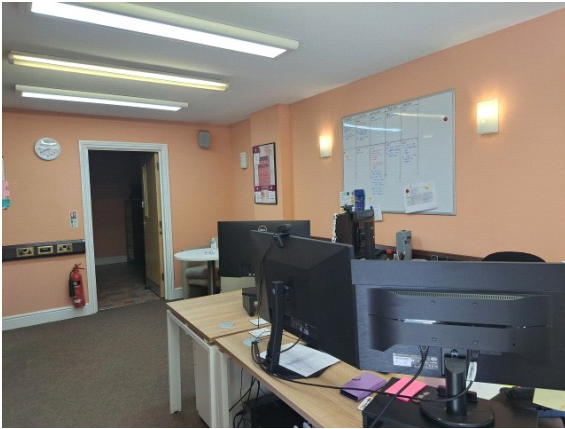


**Unit 17, Maitland Road, Lion Barn Industrial Estate,
Needham Market, Ipswich, Suffolk IP6 8NZ**
Total Area Approx. 92.9 Sq M (1,000 Sq Ft)

- Two-storey office premises, located on established industrial estate
- Easy access to the main A14 (J52)
- Would suit a variety of Class E uses, STPP
- Double glazed windows, electric heating (GF), air conditioning (FF), carpeted throughout, kitchen & WCs, in good decorative order
- 7 car parking spaces

Available to let at a rent of £8,750 per annum exclusive.





Services & Service Charge

Mains water, electricity and drainage are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition including any IT and telecommunications links. Service charge to be confirmed.

Business Rates

Rateable Value £7,900. All interested parties should contact Babergh Mid Suffolk District Councils on 0300 123 4000.



**Suite C, Orwell House, The Strand,
Wherstead, Ipswich, Suffolk IP2 8NJ**
01473 211933

paul@penncommercial.co.uk
penncommercial.co.uk

NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTIONS & FINANCIAL SERVICES ACTS
Penn Commercial as agents for vendors/lessors of this property gives notice that: 1. The information contained within these particulars has been checked and is understood to be materially correct at the date of publication. 2. All descriptions, statements, dimensions, references to availabilities, conditions and permissions for use, and occupations of other details are given in good faith. However, they are made without responsibility, and should not be relied upon as representations of fact. Intending purchasers or tenants should by enquiry to this office satisfy themselves as to the correctness and availability in each case before arrangements are made to travel and view. 3. Unless otherwise stated, all prices, rents and other charges are quoted exclusive of value added tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect to any transaction. 4. All plant machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however, been tested and, nor any person in their employment have any authority to make or give, any representation or warranty whatsoever in relation to this property. 5. Penn Commercial does not hold itself out as providing any legal financial or other advice. These particulars do not constitute advice and you should not rely on this material in making (or refraining from making) any decision to take (or refrain from taking) any action. 6. The information contained in these particulars is of a general nature and may not be applicable to your own specific circumstances. If you are in any doubt, please seek professional advice.

Location

The property is situated on the popular and well-established Lion Barn Industrial Estate, Needham Market, which is accessed from Williamsport Way via the B1078 just off the main A14 dual carriageway (J52) approximately 9 miles from Ipswich town centre. Needham Market is approximately 26 minutes from Ipswich town centre, and 8 minutes from Stowmarket where there is an Inter-City Rail link to London Liverpool Street.

Situation

Nearby occupiers include Biffa, Global, Glowcroft Ltd, and Hudson Signs, together with a number of offices.

Description

The premises comprise a two-storey office unit of brick construction, with a clad roof and double-glazed windows. The offices are open plan with electric heating to the ground floor and air conditioning to the first floor, and benefit from carpeting throughout, kitchen and WC facilities, together with 7 on-site car parking spaces. The premises would suit a variety of Class E uses, STPP.

Accommodation (all areas are approximate)

Ground Floor Office: 25.34 sq m (273 sq ft)

First Floor Office: 39.42 sq m (424 sq ft)

Kitchen: 13.3 sq m (143 sq ft)

WC: 3.25 sq m (35 sq ft)

Total Net Internal Floor Area: 81.32 sq m (875 sq ft)

Total Gross Internal Floor Area: 92.9 sq m (1,000 sq ft)

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Planning

We believe the property has consent for Class E uses. All interested parties should contact Babergh Mid Suffolk District Councils on 0300 123 4000 option 5 & option 3.

EPC

Rating C64, Certificate Number 7670-9381-3218-9768-2509, valid until February 2031.

Terms & Tenure

The premises are available to let, on new FRI lease terms, for a term of years to be agreed, at a commencing rental of £8,750 per annum exclusive plus VAT.

VAT

VAT is applicable.

