

TO LET: Modernised, self-contained first floor office unit, with parking



Unit 43 Claydon Business Park, Ipswich, Suffolk IP6 0NL

- **Total area 176.58 sq m (1,900 sq ft)**
- **Would suit training facility/offices**
- **Air conditioning**
- **Allocated car parking spaces**
- **Easy access to main A14**
- **Flexible lease terms**

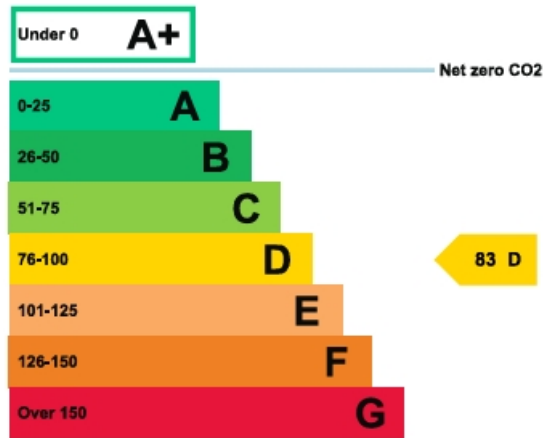
Available at a rent of £15,200 per annum exclusive



2021 WINNER
MOST ACTIVE AGENT
SUFFOLK

Energy rating and score

This property's energy rating is D.



Planning

The property currently has consent for Class E office use. We would recommend that all interested parties contact Babergh Mid Suffolk District Councils.

Legal Costs

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

Business Rates

Rateable Value: £15,250. All interested parties should contact Babergh Mid Suffolk District Councils.

Location

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies approximately 70 miles north-east of central London, 55 miles south-east of Cambridge, 43 miles south of Norwich, and 18 miles north-east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south-east) to the East Midlands.

Situation

The property is located on Claydon Business Park, which has access to the main A14 dual carriageway, and is situated approximately 6 miles from Ipswich town centre.

Claydon Business Park provides a well-managed, well-maintained, and secure business environment, with a variety of modern premises and a mixed tenant base, offering a good business base, with a range of on-site services.

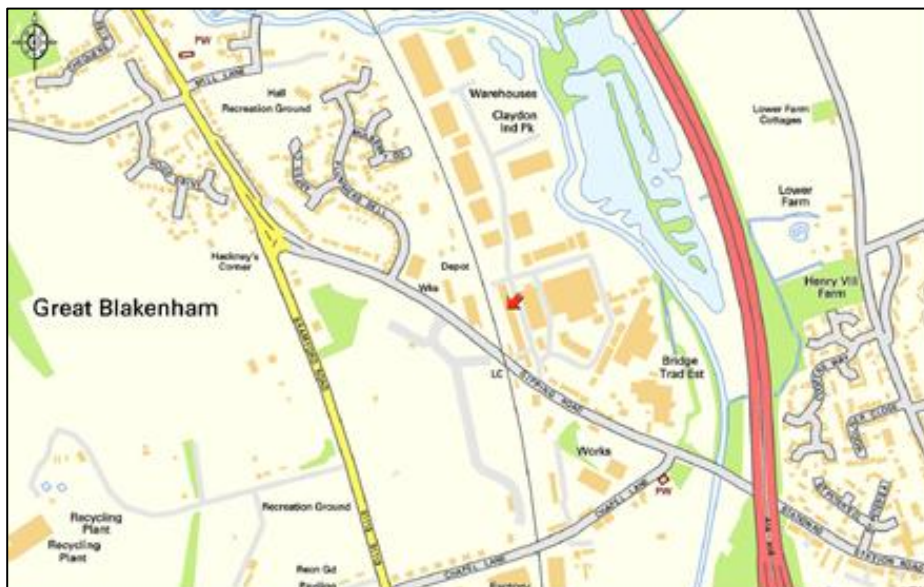
Description

The property comprises a modernised, self-contained ground floor office unit, which benefits from air conditioning, communal heating, WCs and staff facilities.

There are 7 allocated parking spaces to the front of the unit.

Accommodation (all areas are approximate)

Area	Size Sq M	Size Sq Ft
Main Office	102.39	1102.11
Office 2	11.81	127.12
Office 3	29.88	321.62
Office 4	11.44	123.13
Office 5	21.06	226.68
Total Area	176.58	1900







Services & Service Charge

We understand that all mains services are connected to the property through the estate's supply.

There is a Service Charge levied on this property, to be confirmed, plus VAT, which includes all estate costs, site maintenance, lighting, drainage, landscape, site hygiene and site security.

Energy Performance Certificate

Rating 83D, certificate number 9427-3040-0019-0290-3695, valid until 16th October 2029.

Viewing

Strictly by prior appointment with the sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

01473 211933

shaun@penncommercial.co.uk

penncommercial.co.uk

Terms & Tenure

The premises are available to let upon new full repairing and insuring flexible lease terms, for a term of years to be agreed, at a commencing annual rental of £15,200 per annum exclusive, plus VAT.

VAT

VAT is applicable.



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