penn commercial

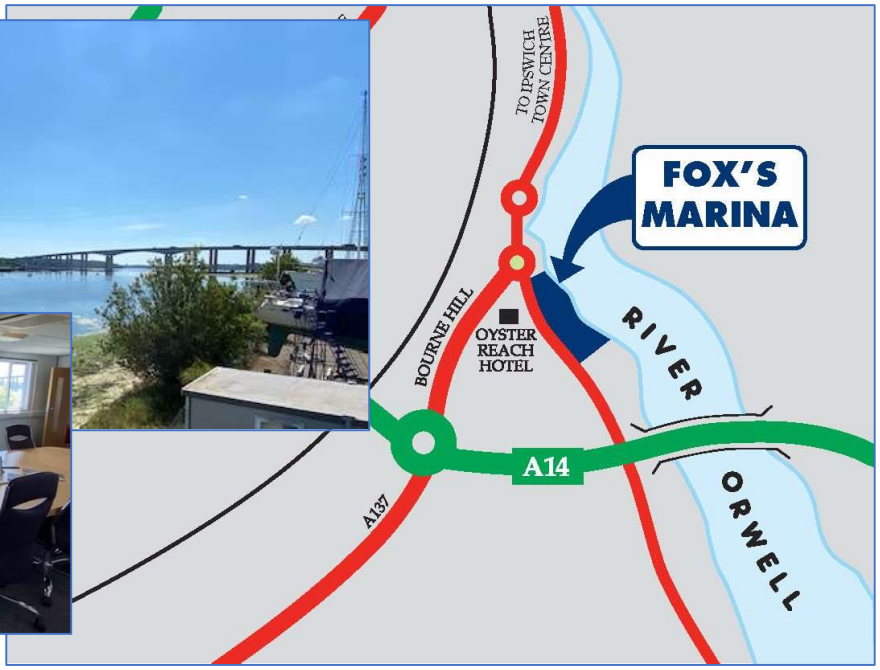
Furnished Offices

1,322 SQ FT FURNISHED OFFICES TO LET

First Floor, Riverside, Fox's Marina, The Strand, Wherstead, Ipswich, IP2 8NJ

- **Onsite car parking and easy access to the A14**
- **Furnished offices ready for immediate occupation**
- **Views over the River Orwell and Orwell Bridge**
- **£16,500 per annum exclusive including the furniture**
- **Approx 122.85 Sq M (1,322 Sq Ft)**

01473 211933
penncommercial.co.uk



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 offices are situated on the Fox's Marina complex at The Strand, Wherstead, Ipswich. The property has views over the River Orwell and the Orwell Bridge and has easy access to the main A14.

DESCRIPTION

The property comprises a self-contained first floor office premises with 6 parking spaces. The offices benefit from air conditioning and heating, WC's and staff facilities. Under the current layout there is a general open plan office, a director's office and separate board room.

ACCOMMODATION

(all areas are approximate)

Total NIA	**122.85 sq m**	**1,322 sq ft**

PLANNING

We would recommend that all interested parties contact Babergh District Council Planning Department on 0300 123 4000 option 5.

ENERGY PERFORMANCE CERTIFICATE

EPC rating C69 – Full certificate is available upon request, reference number is 9485-3057-0077-0900-4705.

SERVICE CHARGE

Service charge budget for 2020 £2,341.53 per annum plus £192.40 per annum for insurance.

LEGAL COSTS

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

BUSINESS RATES

The premises have a rateable value of £13,128.

We understand that eligible businesses would receive a roughly 60% relief on the business rates.

We would recommend that all interested parties contact Babergh District Council on 0300 123 4000.

SERVICES

We understand that mains electricity and water are connected to the property.

TERMS & TENURE

The premises are available to let on new lease terms at a commencing annual rent of £16,500 per annum exclusive which includes the rental of the furniture.

VAT

VAT will be applicable to the rent. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

VIEWING

To view or for further information, please contact:

Robin Cousins at Penn Commercial
Suite C Orwell House, Fox's Marina, The Strand,
Wherstead, Ipswich, Suffolk, IP2 8NJ
Email: robin@penncommercial.co.uk

01473 211933

Subject to contract

NOTICES RELATING TO PROPERTY MISREPRESENTATION, PROPERTY MISDESCRIPTIONS & FINANCIAL SERVICES ACTS

Penn Commercial as agents for vendors/lessors of this property gives notices 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. 7. 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. 8. 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.