



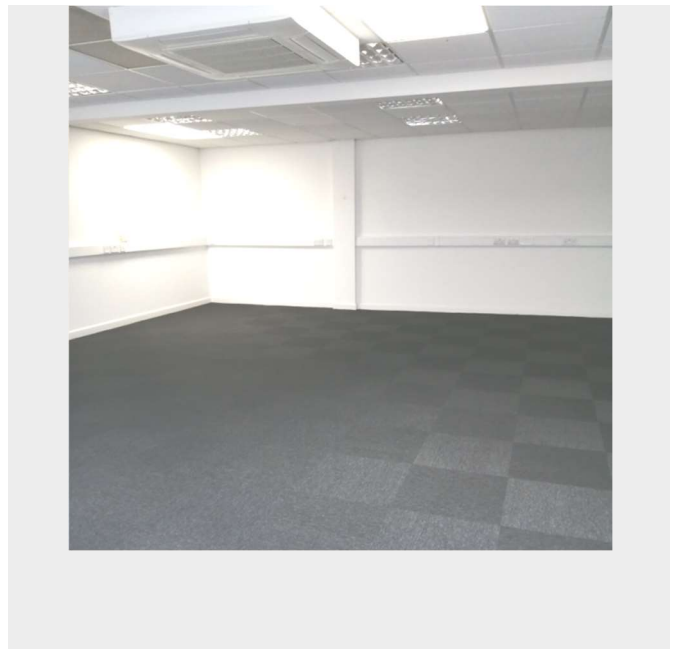
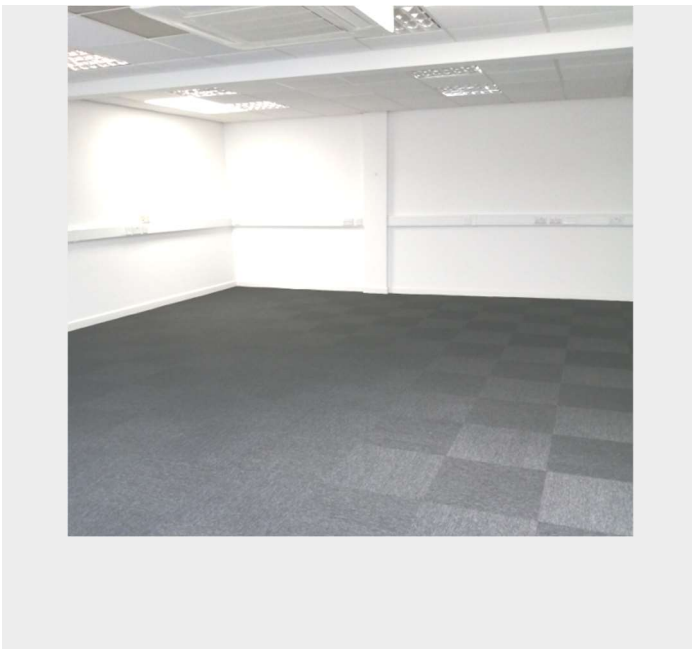
## **REFURBISHED OFFICE PREMISES WITH CAR PARKING**

**Somerset Suite, Dencora Business Centre, 36 Whitehouse Road, Ipswich IP1 5LT**

- **Easy access to main A14**
- **Recently refurbished, carpeted throughout, suspended ceilings, air conditioning**
- **2 allocated car parking spaces, security lighting, secure gated access**
- **Approx 58.52 sq m (630 sq ft)**
- **To let on new lease at £5,040 per annum exclusive plus VAT and service charge**

**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

Dencora Business Centre is located on Whitehouse Road on the outskirts of Ipswich, immediately adjacent to the main A14 and the Anglia Retail Park, just 2 miles west of the town centre. The Business Centre benefits from a regular bus service into the town centre.

Dencora Business Centre is situated in an established commercial location with occupiers including Fred Olsen, SEH Windows and Suffolk County Council. The Anglia Retail Park is nearby and includes retailers such as Asda, B&Q, Pizza Hut, Carphone Warehouse and Comet.

## DESCRIPTION

The premises comprise open plan accommodation with two separate offices. The office suite is self-contained and has recently been refurbished with new carpets and decoration. There are 2 allocated car parking spaces onsite, with more available subject to negotiation.

## ACCOMMODATION

(all areas are approximate)

**Office Area Approx 58.52 sq m 630 sq ft**

## PLANNING

The property currently has consent for B1 office use, however all interested parties should contact Ipswich Borough Council on 01473 432000.

## LEGAL COSTS

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

## BUSINESS RATES

Rateable Value 2017 £4,150.

## ESTIMATED RATES PAYABLE

May qualify for small business rates relief.

We would recommend that all interested parties contact Ipswich Borough Council on 01473 433851.

## SERVICES

We understand that mains electricity and water 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 IT and telecommunication links.

## SERVICE CHARGE

There is a service charge payable on the property which covers cleaning common parts, WC's, electric, water, caretaker and security, further details upon request.

## TERMS & TENURE

The premises are available to let on new internal repairing and insuring lease terms, for a term of years to be agreed, at a commencing rental of £5,040 per annum exclusive.

## ENERGY PERFORMANCE CERTIFICATE

A full copy of the EPC is available upon request, reference number 9707-3012-0436-0390-7705, rating D99.

## VAT

VAT is payable on the asking rental.

## VIEWING

To view or for further information, please contact:

Paul Keen at Penn Commercial  
Suite C Orwell House, Fox's Marina, The Strand,  
Wherstead, Ipswich, Suffolk, IP2 8NJ  
Email: [paul@penncommercial.co.uk](mailto:paul@penncommercial.co.uk)

# 01473 211933

**Subject to contract**