

Unit N Camilla Court, Nacton, Ipswich, Suffolk, IP10 0EU



To Let
380 sq ft
(35 sq m)
£4,800 pax

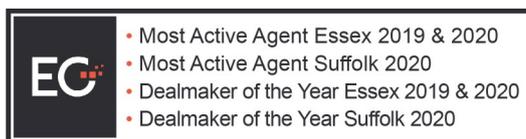
Ground Floor Self-Contained Office

- Peaceful courtyard business centre with good access to the A12 and A14
- Net internal floor area 380 sq ft (35.27 sq m)
- Superfast broadband providing up to 100 mb
- 2 car parking spaces plus shared visitor parking
- Available immediately



SOUTH EAST
OVERALL WINNER
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Details

Location

Camilla Court is situated in the centre of Nacton village and is approximately 1.25 miles from the A14/A12 intersection. The A12 and A14 provide excellent road communications with the Port of Felixstowe, Cambridge, the Midlands and London via the A12.

The A1556 (Felixstowe Road) provides direct access into Ipswich town centre approximately 5 miles north west.

Description

Camilla Court Business Centre includes 24 business and office units, arranged around a central courtyard, providing tenant and visitor parking.

Unit N is accessed via an independent entrance off the main courtyard, a further internal entrance is situated at the rear of the office accessed via a shared courtyard entrance. The premises comprises open plan office accommodation and is fitted with surface mounted LED lighting, electric heating, perimeter trunking incorporating electricity & data points and carpet floor coverings.

Ancillary accommodation includes a store cupboard and WC accessed off the shared internal corridor.

2 car parking spaces are allocated to the premises.

Accommodation

The premises has an approximate net internal floor area of 380 sq ft (35.27 sq m).

Business Rates

The property is assessed as follows:

Rateable Value:	£3,050
Rates Payable (2021/22)	£1,521.95

The rates are based on the UBR for 2021/22 of £0.499. Small business rate relief may be available providing up to 100% exemption. All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

Local Authority

East Suffolk Council, East Suffolk House, Riduna Park, Station Road, Melton, Woodbridge, Suffolk, IP12 1RT

Telephone: 01394 383789

Services

It is understood that the premises are connected to mains electricity and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility company in connection with availability and capacity of all those serving the property include IT and telecommunication links.

Terms

The premises are available on a new business lease from upon terms to be agreed and at an initial rent of £4,800 per annum exclusive.

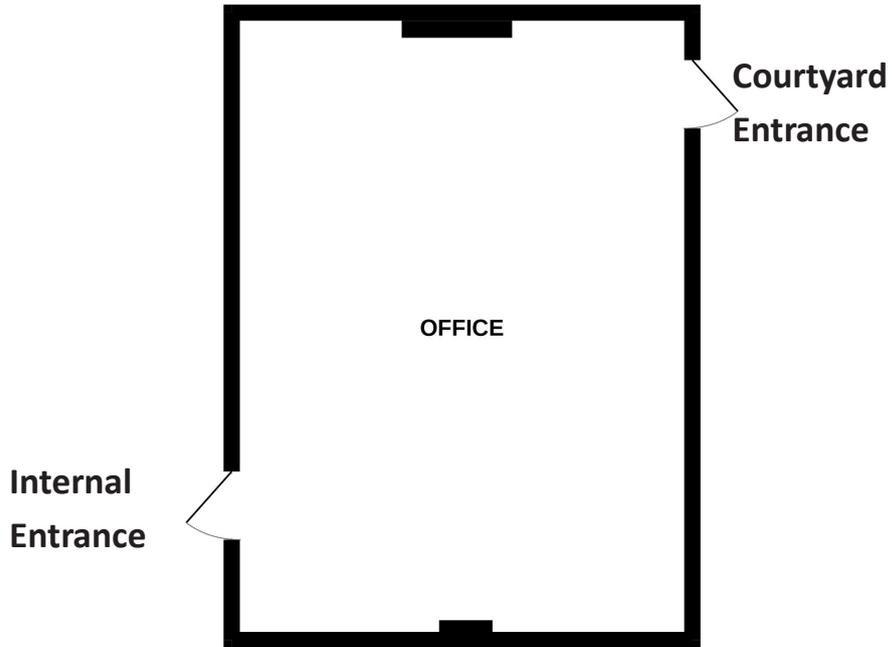
A service charge is payable in relation to the common areas of the estate. Further details are available upon request.

VAT is payable on the rent and service charge at the prevailing rate.

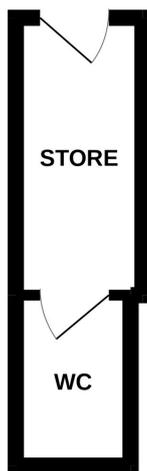
Legal Costs

Each party is to be responsible for their own legal costs.





FennWright.

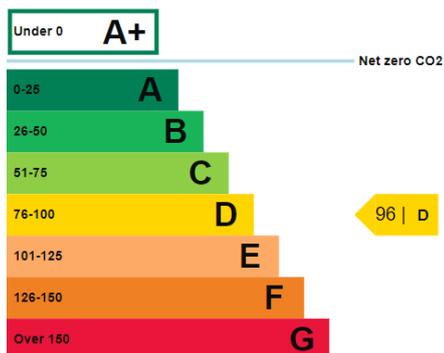


Floor Plan - For Identification Purposes Only & Not To Sale

Particulars

Prepared in October 2021.

Energy Performance Certificate



Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

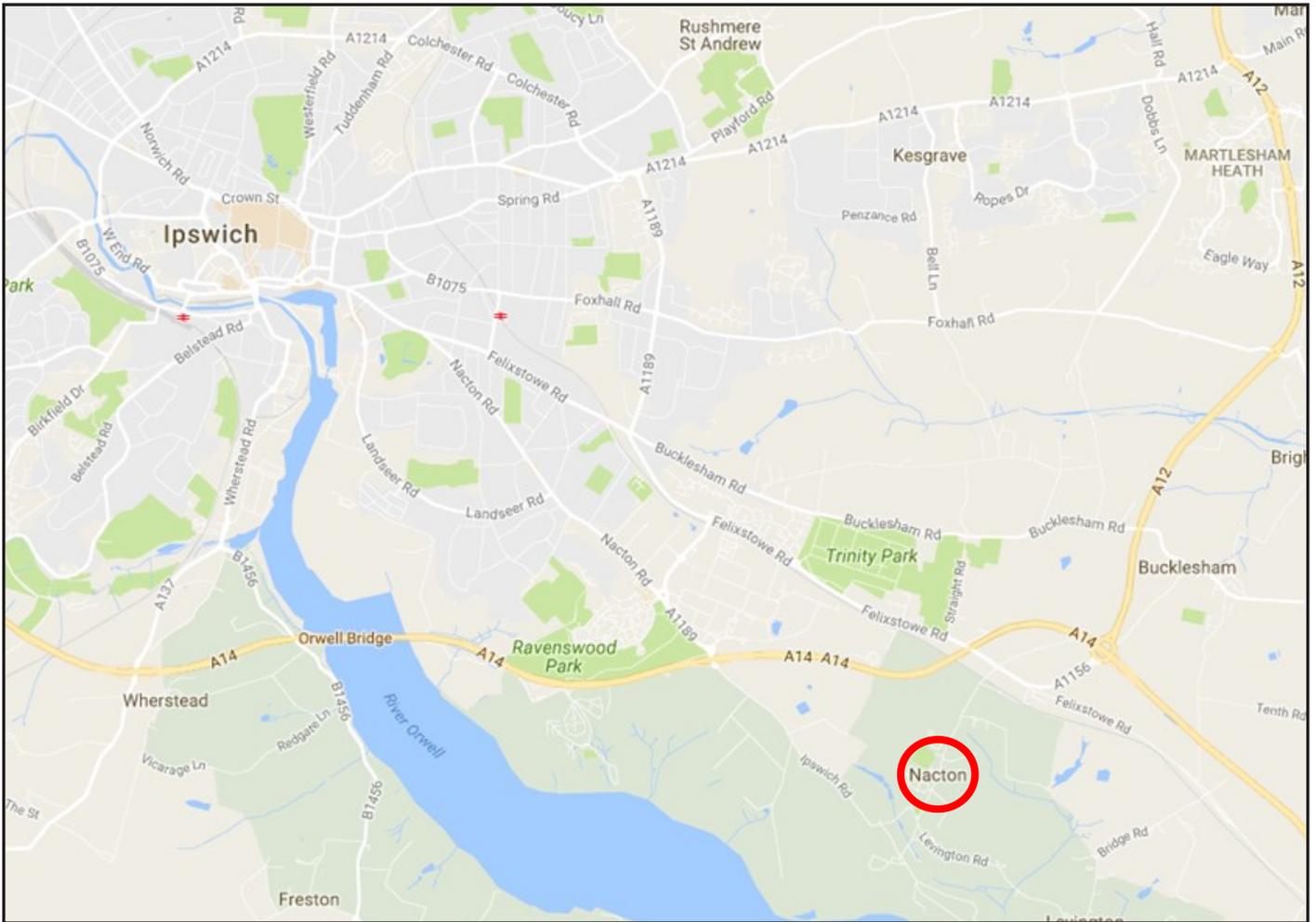
1 Buttermarket, Ipswich, IP1 1BA

01473 232 701

fennwright.co.uk

Contact Hamish Stone

hws@fennwright.co.uk



For further information call

01473 232701

or visit fennwright.co.uk

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