



7 STONE STREET COURT

FROST & PARTNERS



# 7 STONE STREET COURT

## HADLEIGH, IPSWICH | SUFFOLK | IP7 6HY



Part of a group of Victorian farm buildings converted to provide quality office accommodation arranged around a central landscaped courtyard with allocated parking and visitor spaces. The accommodation comprises a single office space with kitchenette and cloakroom facilities together with a private courtyard garden/amenity to the rear.

Situated in a peaceful setting, this property provides you with a blank canvas to bring your business vision to life. Whether you're looking to set up a new office, or a studio, the possibilities are endless.

The building is of brick construction under a pitched roof clad with a combination of pan tiles and slates, displaying period architecture with contemporary internal finish occupying a rural setting on the northern outskirts of town just off the A1141, serviced by a private access road.

Hadleigh can be found on the Essex/Suffolk border just ten miles from Ipswich, fifteen miles from Colchester and approximately seventy miles from London.

Gross internal floor area 487sq ft.

### Office

22ft x 16ft 3ins with window overlooking the courtyard area to the front, space for 6 desks, twin panel convector heaters, Velux roof light, strip lighting with diffusers, numerous power points and telephone point and door to:

### Kitchenette

10ft 8ins x 7ft 8ins with inset stainless steel circular sink with chromium mixer and cupboard beneath, adjacent work top with cupboard and drawer under, panel convector heater, part glazed door accessing a courtyard at the rear, strip lighting, extractor fan, door to:





#### Cloakroom

7ft 6ins x 5ft 1ins constructed to accommodate disabled access, wash basin with tiled upstands, low level wc, panel convector heater, extractor fan and light point.

#### Outside

Courtyard style garden to the rear.

#### Services

We understand mains electricity and water services are connected. Private drainage system.

Shared bin/refuse disposal area.

#### Service Charge

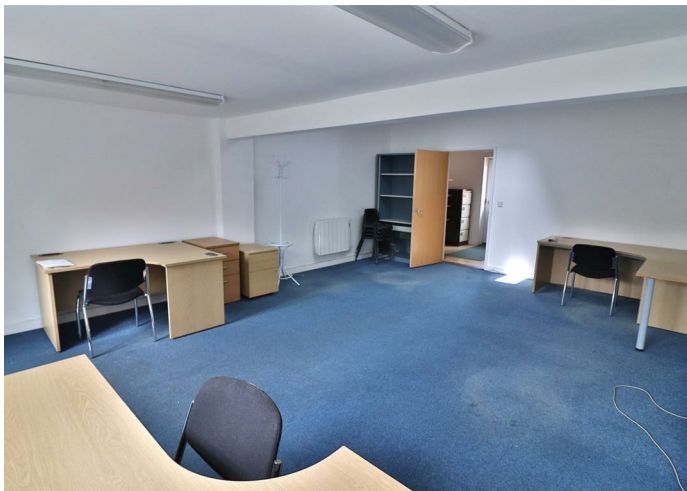
£539.53p/q

### Additional Information

Tenure: Freehold

Local Authority: Babergh District Council

Council Tax:







# FROST & PARTNERS

## Frost & Partners

62 High Street, Hadleigh, Ipswich, Suffolk, IP7 5EF

T. 01473 823456

E. [sales@frostandpartners.co.uk](mailto:sales@frostandpartners.co.uk)

[www.frostandpartners.co.uk](http://www.frostandpartners.co.uk)

### Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	