

Framlingham Business Centre, Station Road, Framlingham, IP13 9EZ



To Let

- Business suites from 391 sq ft to 4,471 sq ft (36 sq m to 415 sq m)
- Workshop 1,605 sq ft (149.10 sq m)
- Shared reception, meeting/conference rooms and kitchen facilities
- Ample on site parking
- Superfast gigabit capable internet
- Rent from £4,700 per annum exclusive

Serviced business
suites & workshop
available on
flexible lease
terms



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Details

Location

Framlingham is a popular, expanding market town with a population of approximately 3,100 and a catchment of about 10,000.

The town is located approximately 19 miles north east of Ipswich, 11 miles north of Woodbridge and 7 miles west of Saxmundham. The A12 is within 4.7 miles and the A1120 is 2.7 miles to the north west, providing access to the A140 and A14.

The property is located on the outskirts of Framlingham off the B1116 (Station Road) to the south of the town centre.

Description

Framlingham Business Centre is an attractive modern facility providing a number of business suites, suitable for a variety of uses. The premises are served by a well appointed staffed reception area and shared services include a fully equipped kitchen, two meeting rooms, showers and toilet facilities.

The majority of suites are fitted with surface mounted LED/ fluorescent lighting, perimeter trunking, carpet floor coverings and air-conditioning.

Tenants have the advantage of being able to hire the purpose built 40 seat conference theatre and boardroom at discounted rates.

A large surfaced car park provides ample free tenant and visitor parking. Tenants have unrestricted access to the centre at all times.

Internet Connection

The business centre has the benefit of gigabit capable connection, very low latency, flood wiring and backup generator power.

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

Tenancies

The business and workshop suites are available on monthly, annual or longer term basis.

Rent is paid monthly in advance, together with a service charge (further details below).

Service Charge

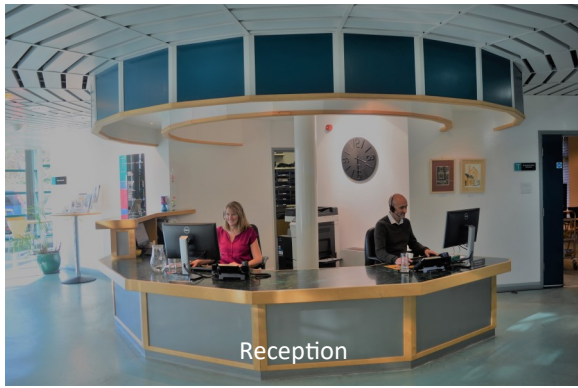
The service charge is inclusive of reception services, refreshments (bean to cup coffee machine, tea, hot chocolate), IT infrastructure, external/internal common part upkeep plus other concierge type services - further details available on request.

Business Rates

Each office is separately assessed for business rates and further details are available upon request.

Most tenants are able to obtain Small Business Rate Relief which significantly reduces, if not removes, business rates liability.

| Suite | Floor Space | Rent Per Annum (exc. VAT) | Service Charge Per Annum (exc. VAT) (current budget) | Total Charge Per Annum (exc. VAT) |
|-----------------------------------|---------------------------|---------------------------|--|-----------------------------------|
| <u>Business Suites</u> | | | | |
| 2 | 417 sq ft (38.74 sq m) | £5,000 | £4,037 | £9,037 |
| 5 | 391 sq ft (36.32 sq m) | £4,700 | £3,900 | £8,600 |
| 16 | 417 sq ft (38.74 sq m) | £5,863 | £4,037 | £9,900 |
| 19 | 574 sq ft (53.32 sq m) | £6,895 | £5,627 | £12,522– available from June |
| 20 | 574 sq ft (53.32 sq m) | £6,895 | £5,627 | £12,522 |
| 21 | 574 sq ft (53.32 sq m) | £6,895 | £5,627 | £12,804 |
| 27 | 574 sq ft (53.32 sq m) | £6,895 | £5,627 | £12,522 |
| 26 & 28 | 950 sq ft (88.25 sq m) | £17,110 | £9,890 | £27,000 |
| <u>Workshop/laboratory</u> | | | | |
| 6/7 | 1,605 sq ft (149.10 sq m) | £16,560 | £15,240 | £31,800 |



Reception



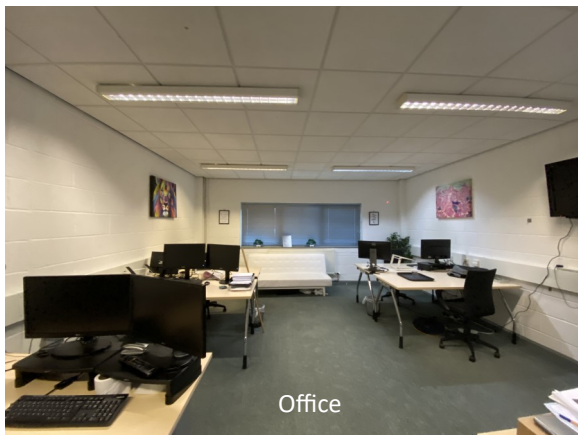
Tea/Coffee Facilities



Boardroom



Car Park



Office



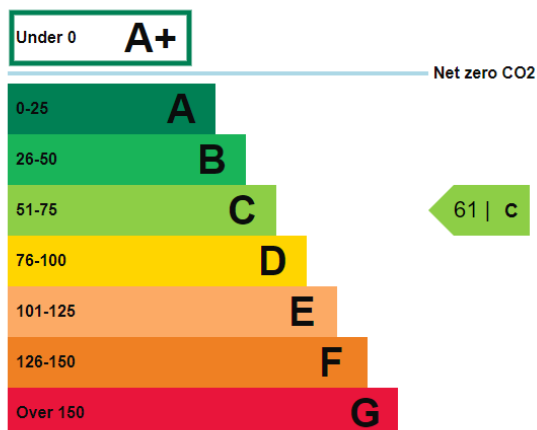
Workshop

Particulars

Property details prepared in March 2021.

Energy Performance Certificate

This property's current energy rating is C.



Local Authority

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

T: 01394 383789

Viewing

Strictly by prior appointment with the sole agents:

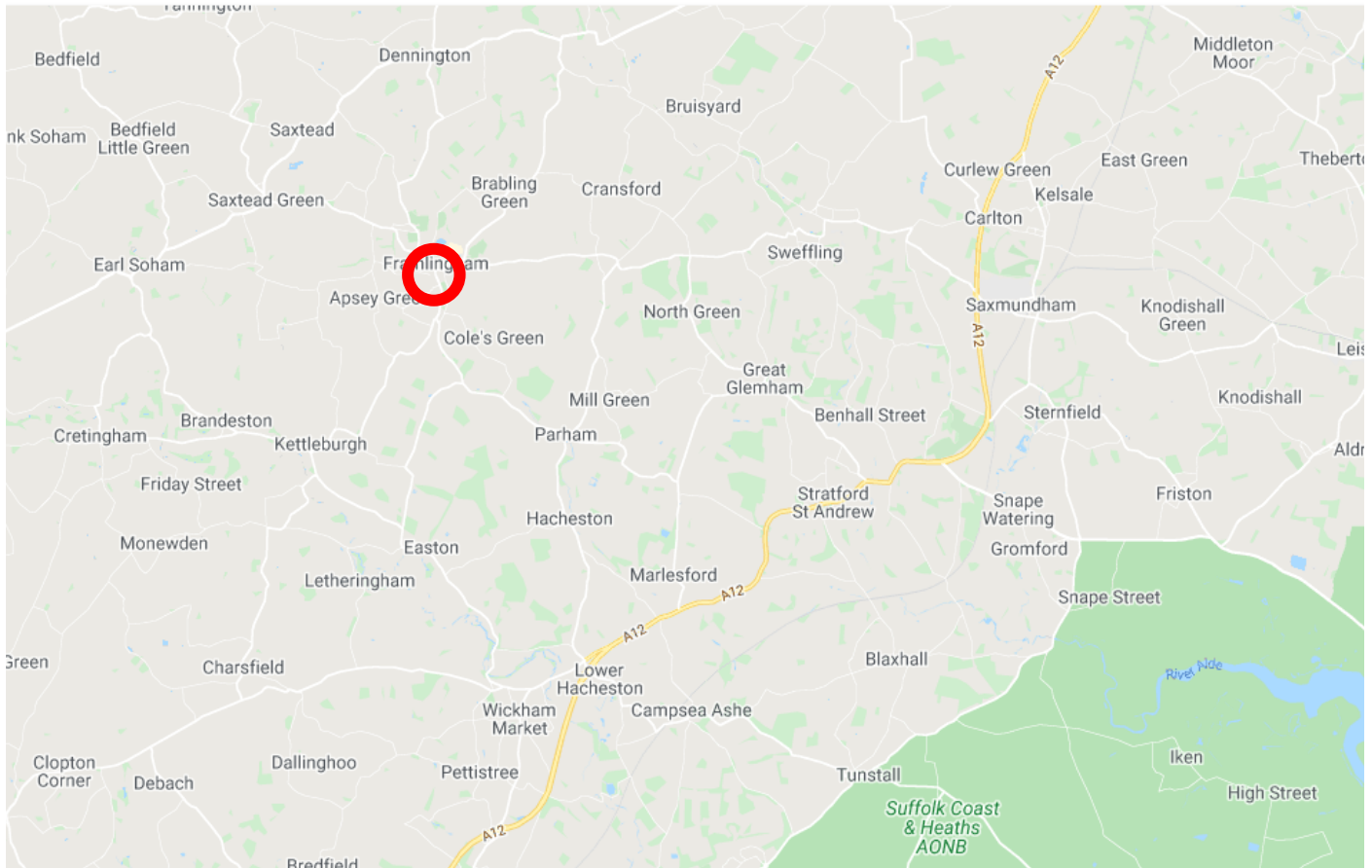
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Particulars for Framlingham Business Centre, Station Road, Framlingham