

Orwell House, Ferry Lane, Felixstowe, Suffolk, IP11 3AQ



High Specification Office Suites

- Excellent access to major roads and Felixstowe Port
- 24 hour CCTV remote monitoring
- On site management

To Let
Rent £12 psf
(270 sq ft to
2,500 sq ft)



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Details

Location

Felixstowe is the largest container port in the United Kingdom. The A14 provides excellent road communications with the county town of Ipswich and provides a direct link with the A1/M1 and national motorway network.

Orwell House is located on Ferry Lane approximately 1 mile from the A14 and in close proximity to Felixstowe Port.

Description

Various size high specification office accommodation is available. The suites are fully carpeted with independently controlled heating and cooling systems. 24 hour CCTV remote monitoring is also in place and on site management is also provided.

Allocated car parking is available and a short term lorry park for document clearance is available close to the dock gates.

Business Rates

All interested parties should verify the rates payable with the local rating authority.

Local Authority

Suffolk Coastal District Council, Council Offices, Melton Hill, Woodbridge, IP12 1AU. Telephone 01394 383789.

Terms

The following suites are available on flexible lease terms.

The rent is subject to VAT.

| SUITE | FLOOR AREAS | RENT (Per Annum Exclusive) |
|-------|-------------|----------------------------------|
| 5E | 533 sq.ft | £ 6,636 |
| 7A | 784 sq.ft. | £ 9,408 |
| 7B | 550 sq.ft. | £ 6,600 |

Service Charge

A service charge is payable. Further details can be provided.

Particulars

Property details prepared in September 2021.

Energy Performance Certificate

To be confirmed.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

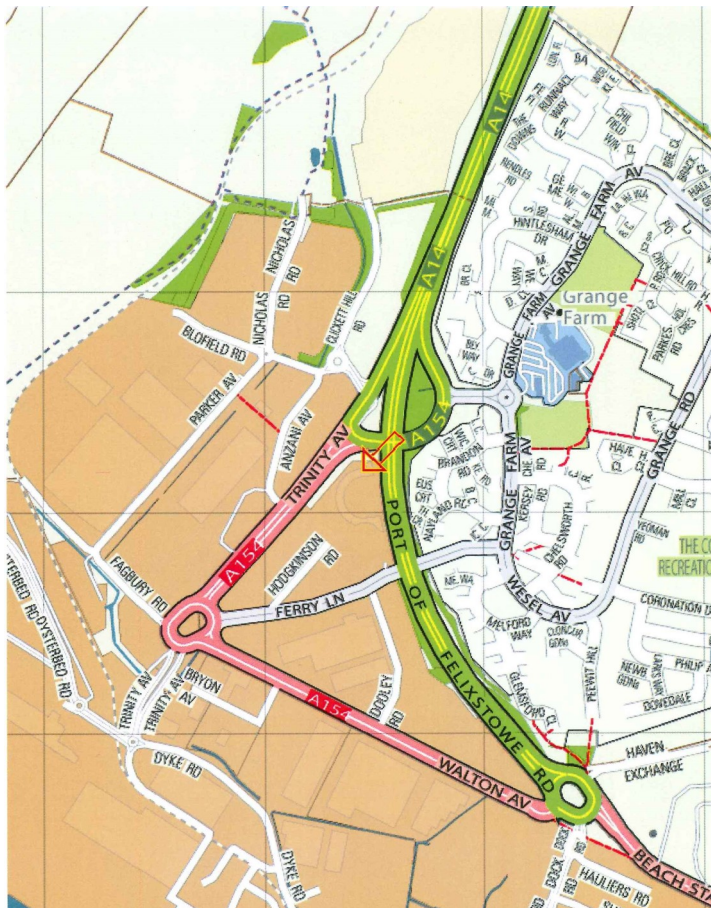
1 Buttermarket, Ipswich, IP1 1BA

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For further information call

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