

Unit 6 Pegasus, Orion Court, Great Blakenham, Ipswich, IP6 0LW



N.B. Photo taken in 2015

To Let/For Sale

- Located within modern office village
- Easy access to A14/A12 and Ipswich
- Net internal area 477 sq ft (44 sq m)
- Forecourt parking for two vehicles
- Rent £7,000 per annum exclusive
- Guide price £85,000

Modern
Ground Floor
Office
Premises



- Most Active Agent Essex 2019, 2020 & 2021
- Most Active Agent Suffolk 2020
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021



RICS

the mark of
property
professionalism
worldwide

Details

Location

The property is located on the established Orion Court Business Park at Great Blakenham and accessed off Addison Way. The A14 is within a short distance of the business park and Ipswich town centre is within 7 miles.

Unit 6 is within the Pegasus terrace of units.

Description

The property comprises a modern, mid-terraced ground floor office accessed via a shared entrance. The office is arranged to provide an open plan office incorporating a tea-point and partitioned private office/meeting room to the rear. The suite benefits from a disabled WC.

The specification includes a suspended ceiling with recessed fluorescent lighting, perimeter trunking incorporating power & data points and wood effect laminate flooring.

Two car parking are situated on the forecourt.

Accommodation

According to our measurements, the premises provides the following net internal floor areas:

Office inc. Meeting Room	477 sq ft	(44.31 sq m)
Disabled WC	--	--
Total Net Internal Floor Area	<u>477 sq ft</u>	<u>(44.31 sq m)</u>

Services

We understand that the premises are connected to mains electricity, water 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 the availability and capability of all those serving the property, including IT and telecommunication links.

Planning

The property has previously been used as an office premises within Class E(g)(i) of the Town & County Planning (Use Classes) Order 1987 (as amended).

All interested parties should make their own enquiries with the local planning authority regarding their intended use.

Business Rates

The premises are currently assessed as follows:

Rateable Value:	£5,200
Rates Payable (2023/24):	£2,594.80 per annum

The rates payable are based on the current UBR 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 council to verify their rates liability.

Local Authority

Babergh and Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich
IP1 2BX
Tel: 0300 1234000

Tenure

The long leasehold interest is for a term of 999 years with a commencement date of 25th March 2005.

Terms

Offers are invited in the region of £85,000 for the long leasehold interest.

Alternatively, the premises are available on a new business lease upon terms to be agreed at an initial rent of £7,000 per annum exclusive.

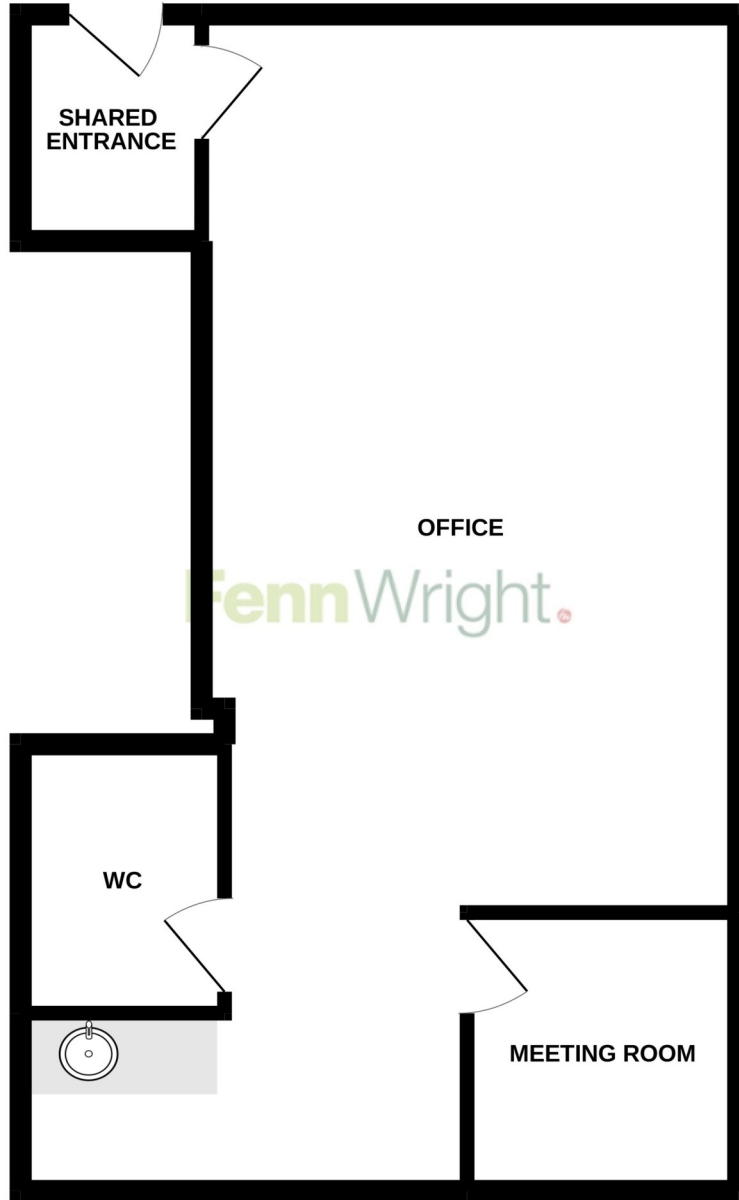
Service Charge

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

Legal Costs

Each party is to be responsible for their own costs.

GROUND FLOOR

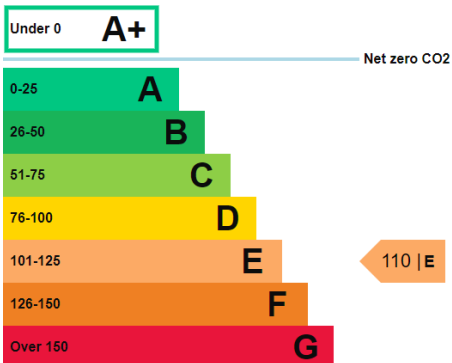


INDICATIVE FLOOR PLAN —NOT TO BE RELIED UPON

Particulars

Prepared in May 2023.

EPC



Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

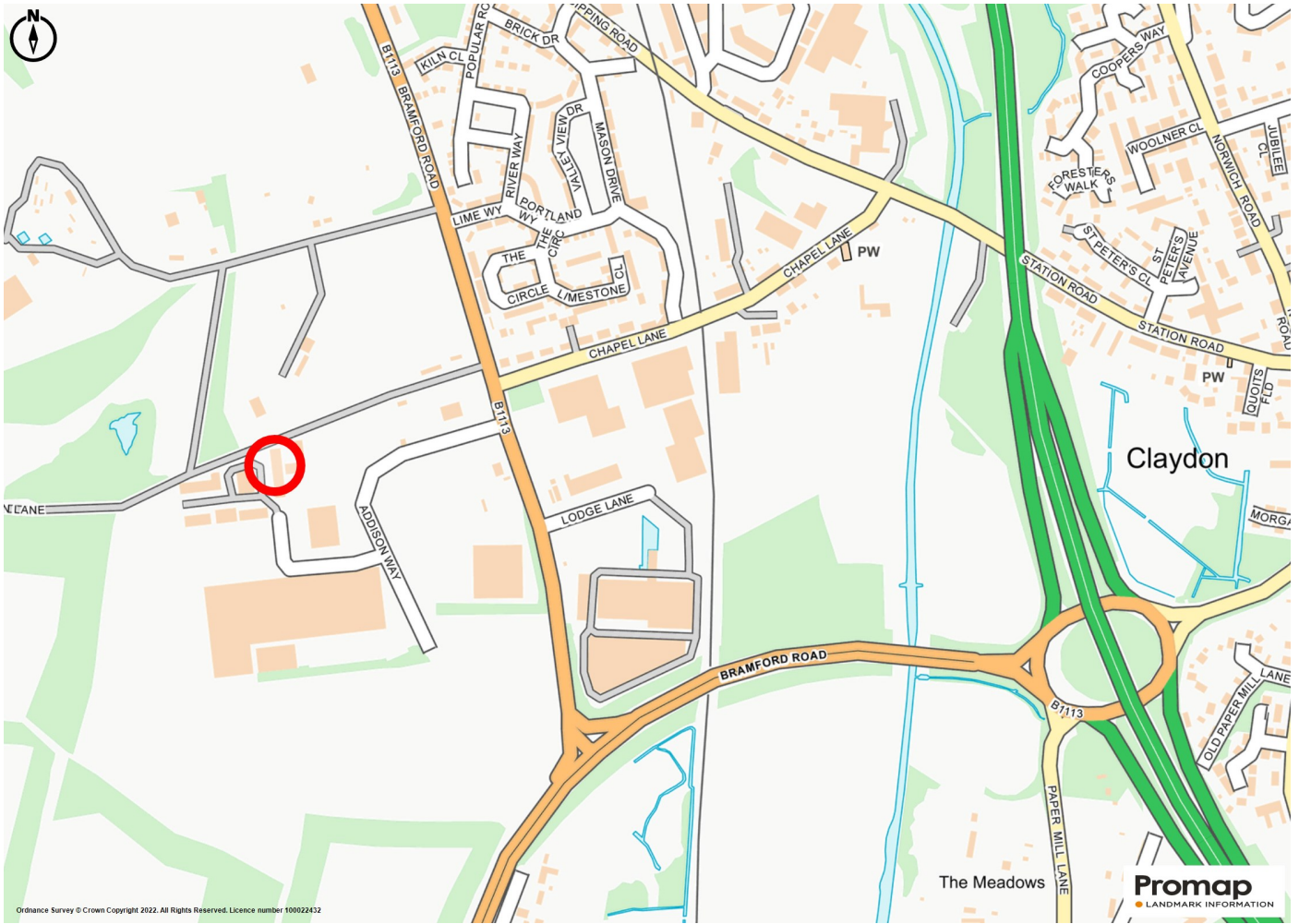
1 Buttermarket, Ipswich, IP1 1BA

01473 232 701

fennwright.co.uk

Contact Hamish Stone

hws@fennwright.co.uk



For further information

01473 232701

fennwright.co.uk

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

