

Units 1-6, 18 Clopton Business Park, Clopton, Woodbridge, Suffolk, IP13 6QT



CGI FOR ILLUSTRATIVE PURPOSES ONLY



Six New Light
Industrial
Business Units -
Currently Under
Construction

Available From December 2023

- Located on an established business park close to Woodbridge
- Approx GIA 1,000 sq ft per unit, can be combined to provide up to 6,000 sq ft
- Rent £12,000 per unit, per annum exclusive
- Available for reservation



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
- Dealmaker of the Year Suffolk 2020
- Dealmaker of the Year South East 2021 & 2022



RICS

the mark of
property
professionalism
worldwide

Details

Location

Clopton Park is situated off the B1078 on the outskirts of Clopton village in a pleasant rural setting, approximately 5 miles from Woodbridge and 9.5 miles from Ipswich. The A12 is within a 4 miles drive via Woodbridge Road, providing direct links with Woodbridge and the A14.

The site is well connected with Sizewell Power Station and the proposed site of Sizewell C is approximately 19 miles to the north east.

Description

Clopton Park comprise a range of industrial and commercial units, including warehouses, factory, workshops and office accommodation set within a 14 acre site. The site benefits from a popular onsite café together with access to onsite meeting facilities, available to hire.

The units are of steel frame construction with insulated profile sheet cladding to the elevation and pitched roof. Each unit will be arranged to provide a workshop/light industrial area, office incorporating a tea-point and disabled WC. The units benefit from pedestrian access to the front with the rear served by electric roller shutter doors.

The offices will be fitted with LED lighting, air-conditioning, perimeter power & data points and carpet/laminate floor coverings. The workshop areas will be finished with polished concrete flooring.

Units can be combined to satisfy larger requirements.

Accommodation

Based on the proposed floor plans, each unit is to provide the following approximate gross internal floor areas and dimensions (subject to final measurements).

Gross Internal Floor Area: 1,000 sq ft

Eaves: 3.54 m

Apex: 4.96 m

Roller Shutter Door - W: 3.30 m | H: 2.90 m

Services

We understand each unit is to be connected to mains electricity, water and private drainage.

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 telecommunications links.

Planning

The units have planning permission for Class E(g)(iii) Industrial Processes of the Town & County Planning (Use Classes) Order 1987 (as amended). The permitted hours of use are Monday - Saturday between the hours of 7am and 7pm.

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

Business Rates

The units will be assessed for business rates upon completion of the development.

All interested parties should speak to the local authority to verify their liability.

Local Authority

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

Tel: 01394 383789

Terms

The units are to be available on new full repairing and insuring leases upon terms to be agreed at an initial rent of £12,000 per annum exclusive.

A service charge is payable in relation to the upkeep of the common areas of estate and CCTV. The current service charge is £500 per unit.

The rent and service charge are subject to VAT.

Legal Costs

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

Agents Note

Under Section 21 of the Estate Agents Act 1979 we would like to notify all interested parties that the landlord of this property is a relation to an employee of Fenn Wright LLP.



Floor Plan - For Identification Purposes Only



Taken 13.07.2023



Taken 13.07.2023

Particulars

Prepared in July 2023.

Energy Performance Certificate

To be confirmed.

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



LOCATION PLAN

For further information call

01473 232 701

or visit 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.

