



AVAILABLE TO LET

Prominent First Floor Office Premises

**Unit 1 Summit Business Park, Langer Road,
Felixstowe, IP11 2JB**

RENT

£16,200
per annum exclusive

AVAILABLE AREA

1,105 sq ft
[102.69 sq m]

IN BRIEF

- » Available for immediate occupation
- » Positioned at the estate entrance
- » Generous parking provisions

LOCATION

Summit Business Park is located on Langer Road, adjoining the Port of Felixstowe and comprises a modern development of two and three storey offices.

Unit 1 is situated at the entrance to the estate.

DESCRIPTION

Unit 1 comprises a prominent self-contained first floor office, within a two storey business unit, the elevations being of facing blockwork with composite sheeting above, incorporating large aluminum double glazed windows.

The first floor comprises an open plan office incorporating a tea point together with a board/meeting room. Ancillary accommodation includes a WC. Access is via a self-contained ground floor entrance at the front of the property.

The specification includes suspended ceilings incorporating recessed fluorescent lighting & air-conditioning, perimeter power & data points and carpet floor coverings to the main office accommodation.

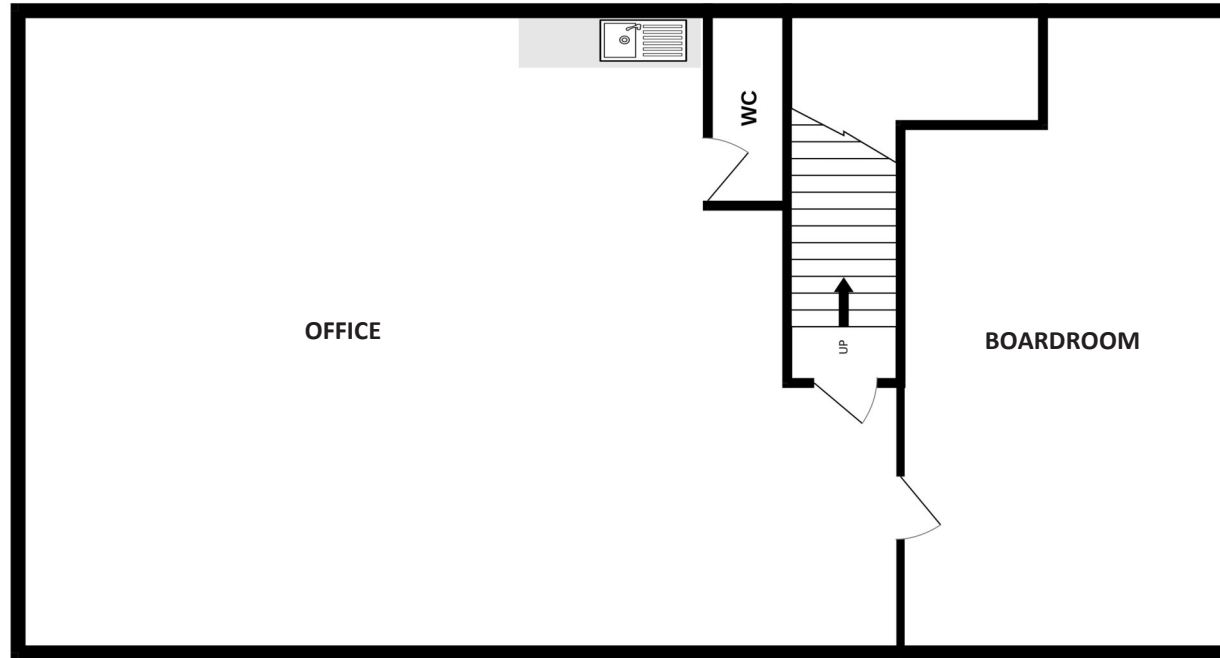
The office benefits from generous parking provisions.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

- » Office inc. Tea-point: 794 sq ft [73.81 sq m]
- » Boardroom: 311 sq ft [28.29 sq m]
- » WC: -- --
- » Total Net Internal Floor Area: 2,117 sq ft [196.72 sq m]





Floor Plan - Not To Be Relied Upon

BUSINESS RATES

The premises has a rateable value of £13,000. The rates payable (2024/25) is £6,487 per annum based on a UBR for the current year of £0.499.

All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

SERVICES

It is understood the premises is connected to mains water, electricity and 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 those serving the property including IT and telecommunications.

PLANNING

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

Class E allows for a variety of uses including medical & health services, research & development, professional & financial, all of which may suit the premises.

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

LOCAL AUTHORITY

East Suffolk District Council, East Suffolk House, Melton, Woodbridge, IP12 1RT.

Tel: 03330 162000

ENERGY PERFORMANCE CERTIFICATE [EPC]

C (55) Rating - 9790-4699-2097-5443-8731

TERMS

The property is available to let on a new full repairing & insuring business lease on terms to be agreed at an initial rent of £16,200 per annum exclusive.

A service charge is payable in relation to the common parts of the estates. Further details are available upon request.

The rent and service charge are subject to VAT.

LEGAL COSTS

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

VIEWINGS STRICTLY BY APPOINTMENT VIA SOLE SELLING AGENTS:

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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.

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 LLP 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 LLP or the vendor/lessor.
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Particulars created April 2024

