

Cooper House, 2 Haven Exchange, Felixstowe, Suffolk, IP11 2QE



Prominent
Ground Floor
Office

To Let

- Positioned towards the front of Haven Exchange
- Shared kitchen and WC facilities
- Net internal floor area 984 sq ft (91.39 sq m)
- Rent £14,000 per annum exclusive
- Available for immediate occupation



- **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



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Details

Location

Felixstowe lies approximately 10 miles south east of Ipswich and is a deep sea port handling the largest volume of international cargo in Britain. The A14 trunk road provides a direct dual carriageway link with the M1, the A12 and the M25.

Haven Exchange is located a short distance east of Port Gate 1 with immediate access off the A14 dual carriageway from the dockspur roundabout.

Description

The suite comprises a ground floor office suite within a two storey multi let office building. The office is arranged to provide open plan accommodation together with a board/meeting room. Ancillary accommodation includes shared kitchen and WC facilities.

The specification includes suspended ceilings incorporating fluorescent lighting & air-conditioning, perimeter power & data points and carpet floor coverings.

The suite is accessed via its own self-contained entrance off the western elevation and benefits from 6 allocated secure parking spaces.

Accommodation

The premises provide the following approximate net internal floor areas:

Office	802 sq ft (74.54 sq m)
Meeting Room	181 sq ft (16.85 sq m)
Total Net Internal Floor Area	984 sq ft (91.39 sq m)

Business Rates

To be confirmed.

The rates payable are based on a UBR for 2023/24 of £0.499 applied to the Rateable Value. Small business rate relief may be available and all interested parties should speak to the local authority to verify their liability.

Local Authority

East Suffolk District Council
East Suffolk House
Melton
Woodbridge, IP12 1RT
T: 03330 162000

Services

We understand that the property is 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 providers in connection with the availability and capacity of all those serving the property, including IT and telecommunication links.

Service Charge

A service charge is payable in relation to the maintenance of the building and common areas of the estate. Further details are available upon request.

Terms

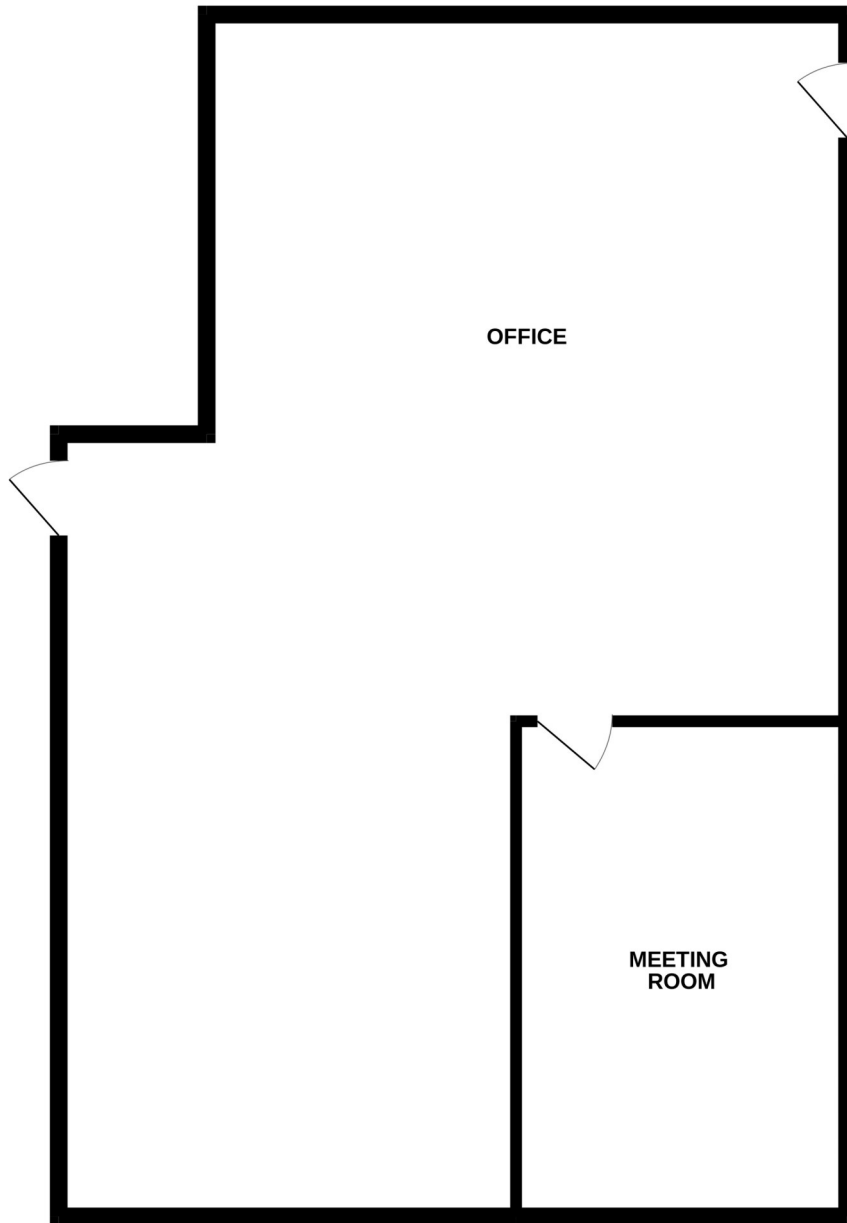
The premises are available on a new business lease upon terms to be agreed at an initial rent of £14,000 per annum exclusive.

The rent is subject to VAT.

Legal Costs

Each party to be responsible for their own legal costs.

GROUND FLOOR

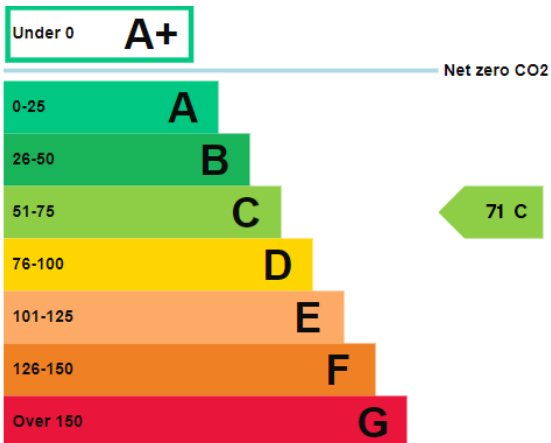


INDICATIVE FLOOR PLAN - NOT TO SCALE

Particulars

Prepared in February 2024.

EPC



Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

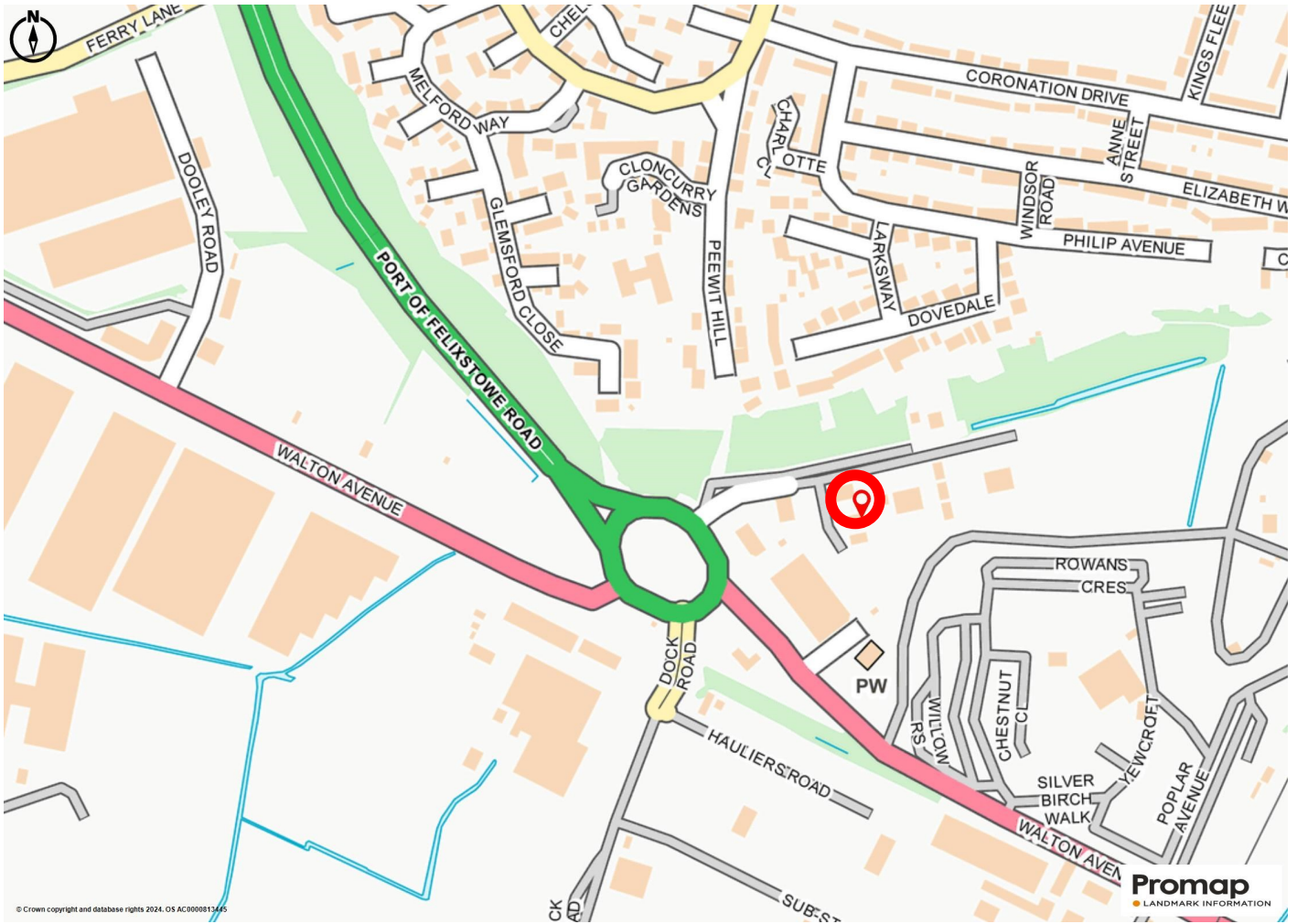
1 Buttermarket, Ipswich, IP1 1BA

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Contact Hamish Stone

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For further information call

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- 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.
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