

Unit 5 Columba, Orion Court, Great Blakenham, Ipswich, IP6 0LW



For Sale  
Guide Price  
£220,000

## Modern Two Storey Office Premises

- Located within modern office village
- Close to the A14 and within 7 miles of Ipswich town centre
- Net internal floor area 1,547 sq ft (144 sq m)
- Forecourt car parking



- Most Active Agent Essex 2019 & 2020
- Most Active Agent Suffolk 2020
- Dealmaker of the Year Essex 2019 & 2020
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# Details

## Location

The property is located on the established Orion 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.

The unit is within the Columba terrace of units.

## Description

The property comprises a modern, end of terrace two storey office building under a mono pitched roof. The ground floor is currently partitioned to provide an office, meeting room, kitchen and server room. The first floor provides additional office accommodation together with a further meeting room and kitchen. Ancillary accommodation includes WC's on each floor.

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

Externally a block paved forecourt provides car parking.

## Accommodation

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

Ground floor	752 sq ft	( 69.87 sq m)
First Floor	795 sq ft	( 73.82 sq m)
Total Net Internal Floor Area	1,547 sq ft	(143.69 sq m)

## Business Rates

The property is currently assessed as follows:

Ground Floor Rateable Value: £8,400

Ground Floor Rates Payable: £4,191.60 per annum

First Floor Rateable Value: £9,000

First Floor Rates Payable: £4,491.00 per annum

The rates payable are based on a UBR of £0.499 applied to the Rateable Value. All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

## Local Authority

Babergh and Mid Suffolk District Council  
Endeavour House  
8 Russell Road  
Ipswich, IP1 2BX.

Tel: 0800 1234000

## Services

We understand 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 company in connection with availability and capacity of all those serving the property include IT and telecommunication links.

## Terms

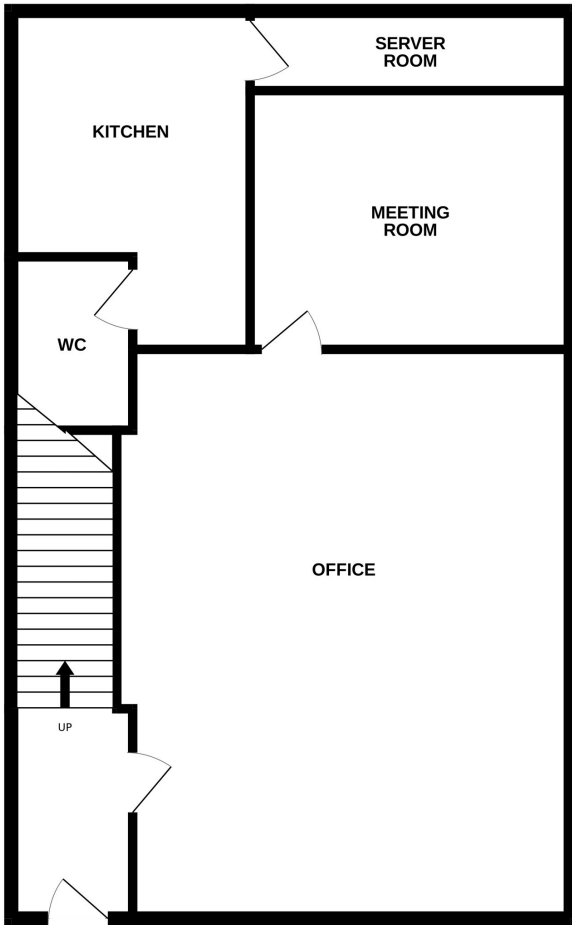
Offers are invited in the region of £220,000 plus VAT for the freehold interest with vacant possession.

## Legal Costs

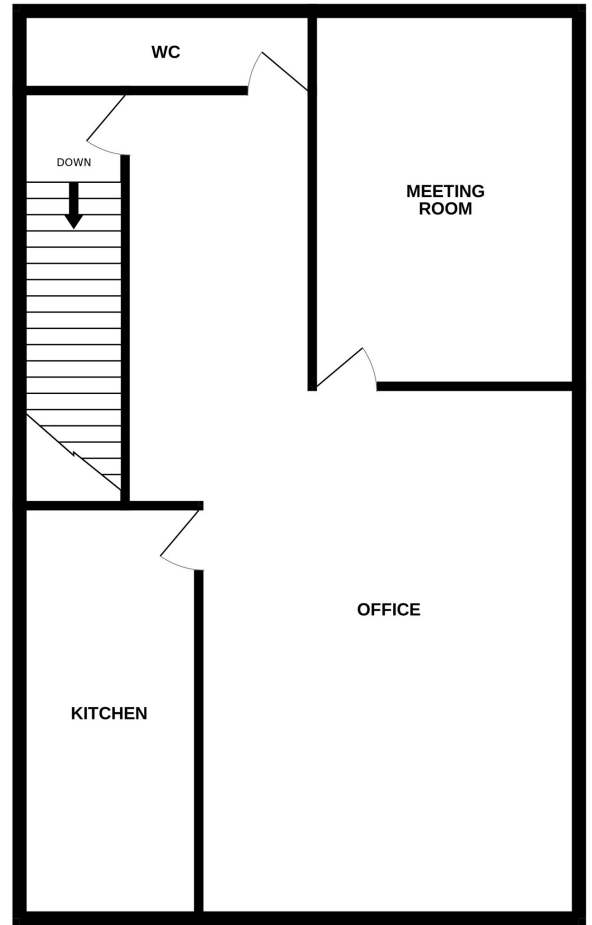
Each party is to be responsible for their own legal costs.



GROUND FLOOR



1ST FLOOR

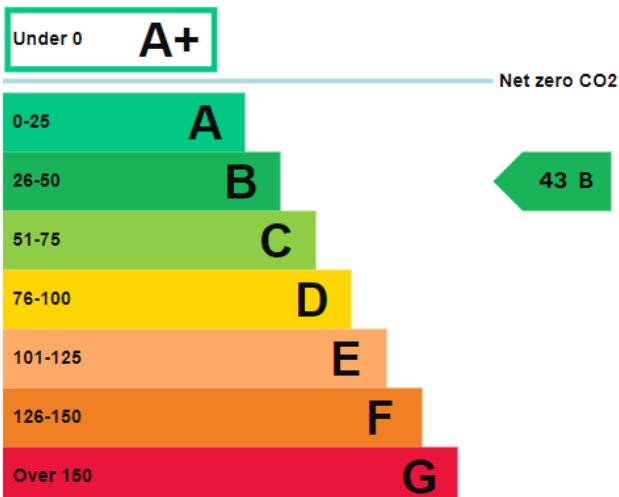


NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

**Particulars**

Property details prepared in March 2024.

**Energy Performance Certificate**



**Viewing**

Strictly by prior appointment with the sole agents:

**Fenn Wright**

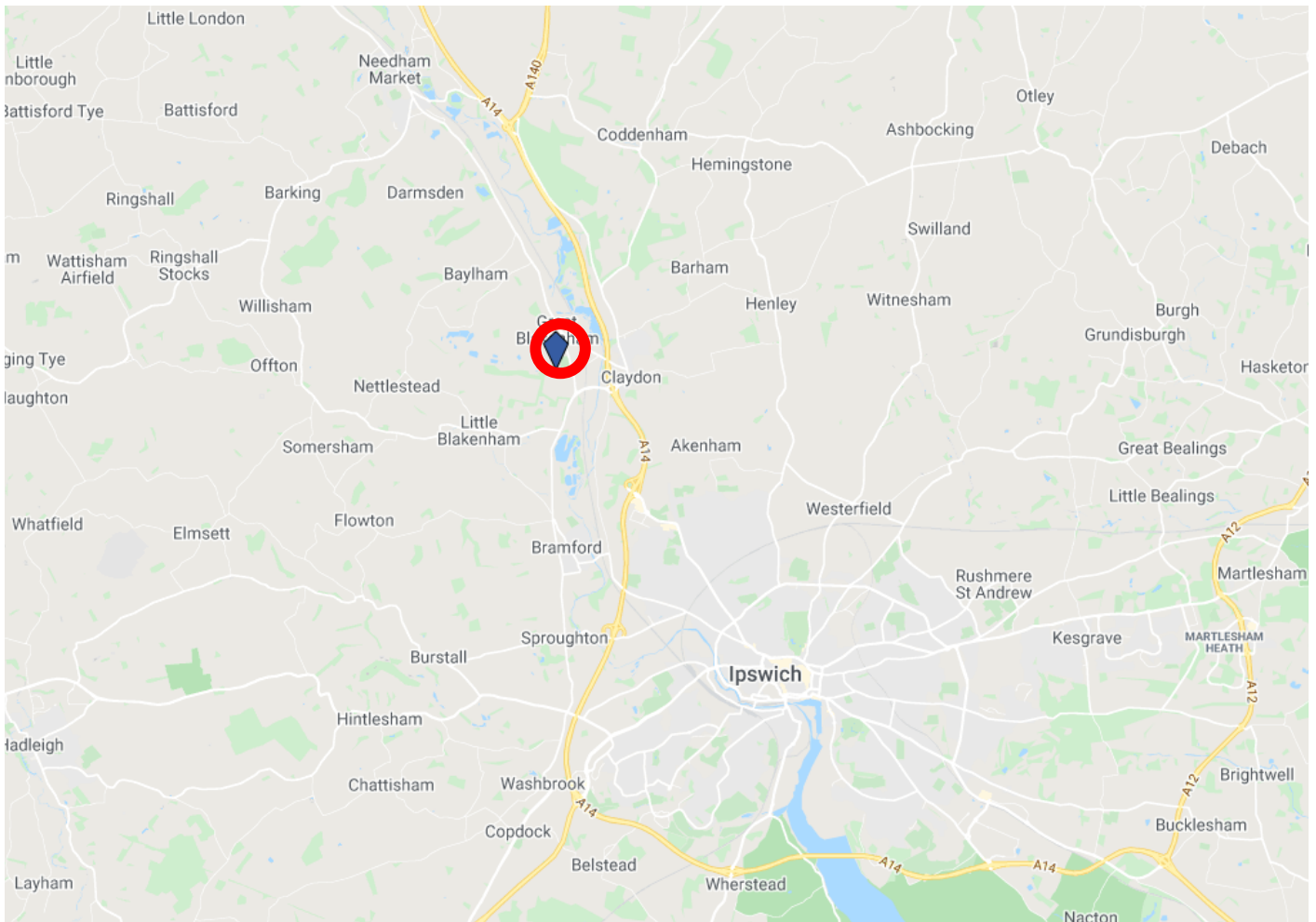
1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**

[fennwright.co.uk](http://fennwright.co.uk)

Contact **Hamish Stone**

[hws@fennwright.co.uk](mailto:hws@fennwright.co.uk)



**For further information**

**01473 232 701**

**fennwright.co.uk**

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