

Unit 4 Rutherford Centre, Dunlop Road, Ipswich, Suffolk, IP2 0UG



Well Presented
Office with Car
Parking

For Sale / To Let

- Close proximity to the A12/A14 interchange and town centre
- Net internal area 1,149 sq ft (107 sq m)
- Forecourt providing 3 car parking spaces
- Guide Price £140,000
- Rent £12,000 per annum exclusive



- 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

The Rutherford Centre is situated on Dunlop Road, off Hadleigh Road, approximately 1.5 miles from Ipswich town centre. The A12/A14 interchange at Copdock is within 2.5 miles, providing access to Felixstowe, Colchester and the national motorway network.

Ipswich railway station is within a short drive and provides a frequent rail service to London (Liverpool Street) with a journey time of approximately 70 minutes.

Description

The property comprises a two storey, mid terrace office with a glazed front elevation beneath a pitched roof. The ground floor has been partitioned to provide an entrance lobby, open plan office and WC to the rear. The first floor comprises an open plan office, private office/meeting room and kitchen.

The premises are fitted with air-conditioning, gas fired central heating, perimeter trunking including electrical and data points, carpet floor tiles and an intruder alarm.

The forecourt provides 3 car parking spaces.

Accommodation

The premises provides the following approximate net internal floor areas:

Ground Floor

Entrance Lobby	151 sq ft (14.06 sq m)
Office 1	437 sq ft (40.58 sq m)
WC	-- --

First Floor

Office 2	436 sq ft (40.51 sq m)
Meeting Room	78 sq ft (7.21 sq m)
Kitchen	47 sq ft (4.39 sq m)
Total net internal floor area	<u>1,149 sq ft (106.75 sq m)</u>

Services

We understand that the property is connected to mains electricity, gas, 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 capacity of all those serving the property, including IT and telecommunication links.

Planning

We understand the premises are within Class E (g)(i) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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

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

Business Rates

The premises are assessed as follows:

Rateable Value:	£8,600
Rates Payable (2020/21):	£4,291.40 per annum

The rates are based on the UBR for the current year of £0.499. Small business rate relief may be available and all interested parties should make their own enquiries with Ipswich Borough Council to verify their rates liability.

Local Authority

Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
Suffolk, IP1 2DE

Telephone: 01473 432000

Terms

Offers are invited in the region of £140,000 for the freehold interest with vacant possession upon completion.

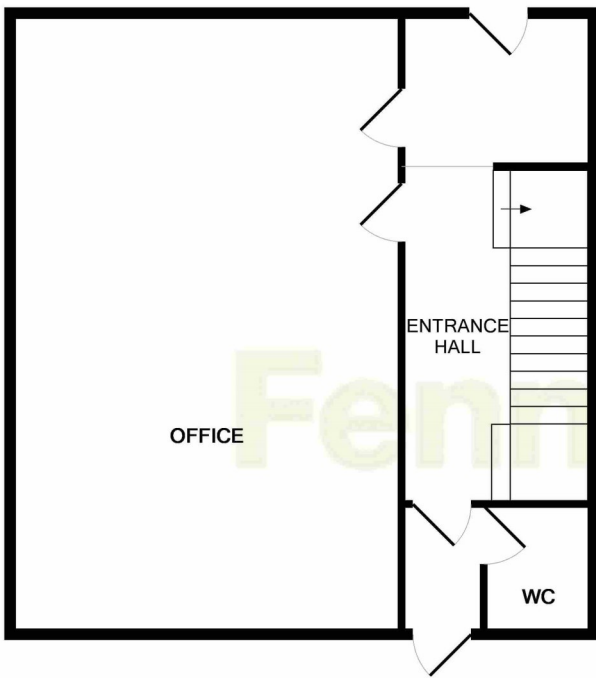
Alternatively, the property is available to let on a new full repairing and insuring business lease on terms to be agreed and at an initial rent of £12,000 per annum exclusive.

VAT position to be confirmed.

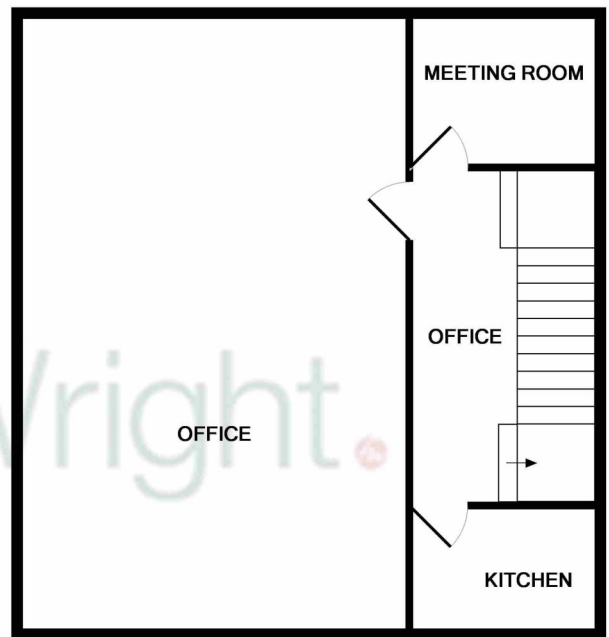
A service charge is payable for the common areas of the estate, further details are available on request.

Legal Costs

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



GROUND FLOOR



1ST FLOOR

INDICATIVE FLOOR PLAN - NOT TO SCALE

Energy Performance Certificate

To Be Confirmed.

Particulars

Prepared in December 2023.

Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

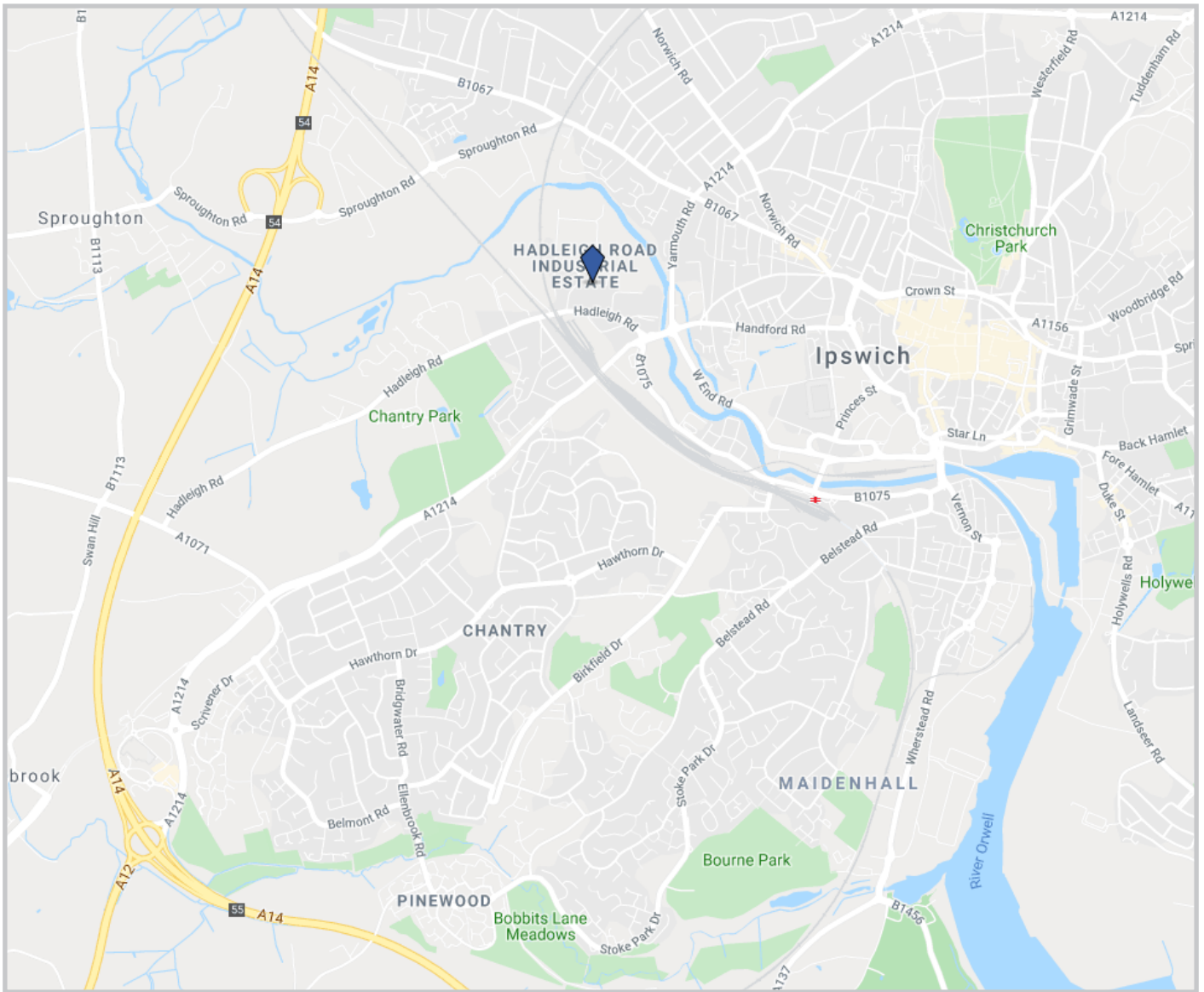
1 Buttermarket, Ipswich, IP1 1BA

01473 232 701

fennwright.co.uk

Contact Hamish Stone

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For further information call

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or visit fennwright.co.uk

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