



AVAILABLE TO LET

Self-Contained Office Suite with Ample Car Parking

**Unit L Camilla Court, Nacton, Ipswich,
Suffolk, IP10 0EU**

RENT

£8,950
per annum exclusive

AVAILABLE AREA

725 sq ft
[67.32 sq m]

IN BRIEF

- » Pleasant courtyard business centre
- » Excellent location close to A12/A14
- » Available end of July 2024

LOCATION

Camilla Court is situated in the centre of Nacton Village and is approximately 1 mile from the A14/A12 intersection. The A12 and A14 provide excellent road communications with the Port of Felixstowe, Cambridge, the Midlands and London via the A12.

The A1556 (Felixstowe Road) provides direct access into Ipswich town centre approximately 5 miles north west.

DESCRIPTION

Camilla Court Business Centre comprises 24 business and office units, arranged around a central courtyard, providing tenant and visitor parking.

Unit L comprises a self-contained ground floor unit providing a main office, private office, store/server room, tea-point and WC.

The specification includes surface mounted LED lighting, wall mounted electric heating, superfast broadband up to 100mb, perimeter data trunking with CAT 6 cabling and carpet floor coverings.

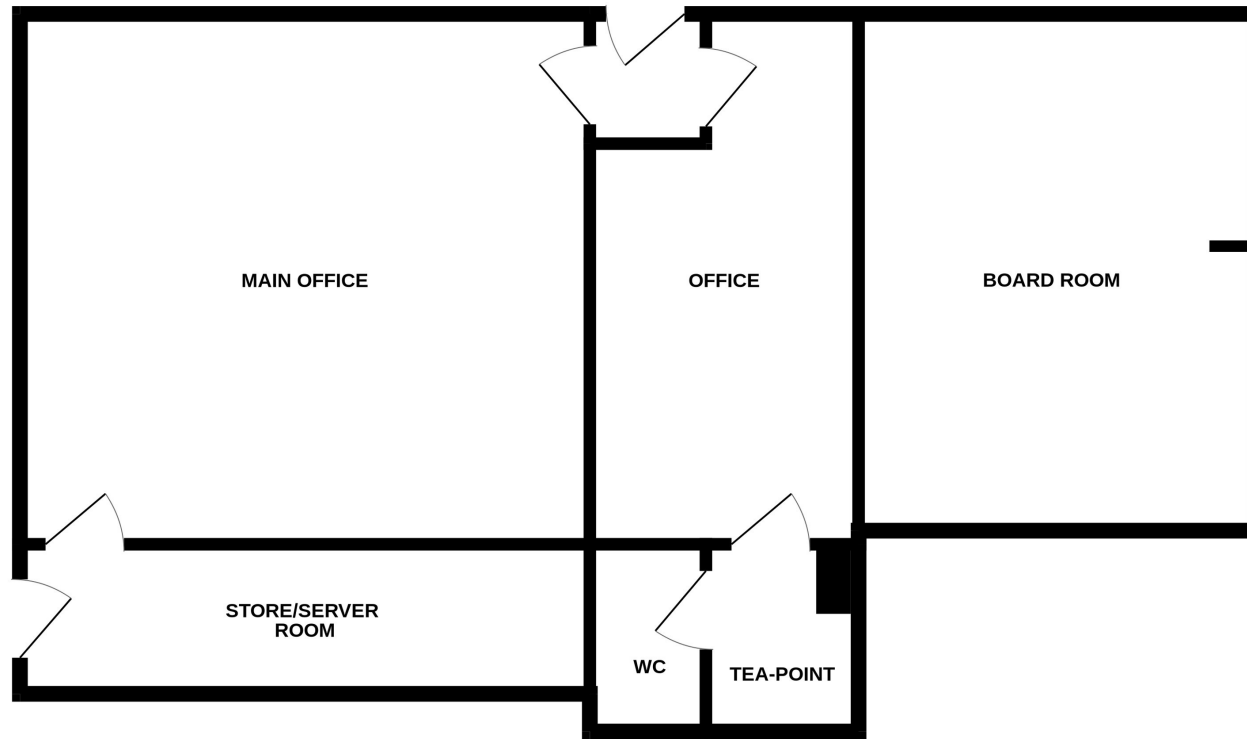
3 car parking spaces are allocated. Additional parking may be available by further negotiation.

ACCOMMODATION

[Approximate Net Internal Floor Areas]

» Main Office:	296 sq ft	[27.47 sq m]
» Board Room:	201 sq ft	[18.66 sq m]
» Private Office:	120 sq ft	[11.19 sq m]
» Store/ Server Room:	82 sq ft	[7.61 sq m]
» Tea-point:	26 sq ft	[2.39 sq m]
» WC:	--	--
» Total Net Internal Floor Area:	725 sq ft	[67.32 sq m]





Floor Plan - Not To Be Relied Upon

BUSINESS RATES

The premises has a rateable value of £6,200. The rates payable (2024/25) is £3,093.80 per annum based on the current UBR of £0.499. Small business rate relief may available providing up to 100% exemption subject to eligibility.

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

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.

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.

LOCAL AUTHORITY

East Suffolk District Council, East Suffolk House, Melton, Woodbridge, IP12 1RT.
Tel: 01473 432000

ENERGY PERFORMANCE CERTIFICATE [EPC]

B (50) Rating - 9921-0324-0530-5094-0283

TERMS

The premises are available on a new business lease, upon terms to be agreed at an initial rent of £8,950 per annum exclusive.

A service charge is payable in relation to the common areas of estate. 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:

Fenn Wright

1 Buttermarket

Ipswich

Suffolk

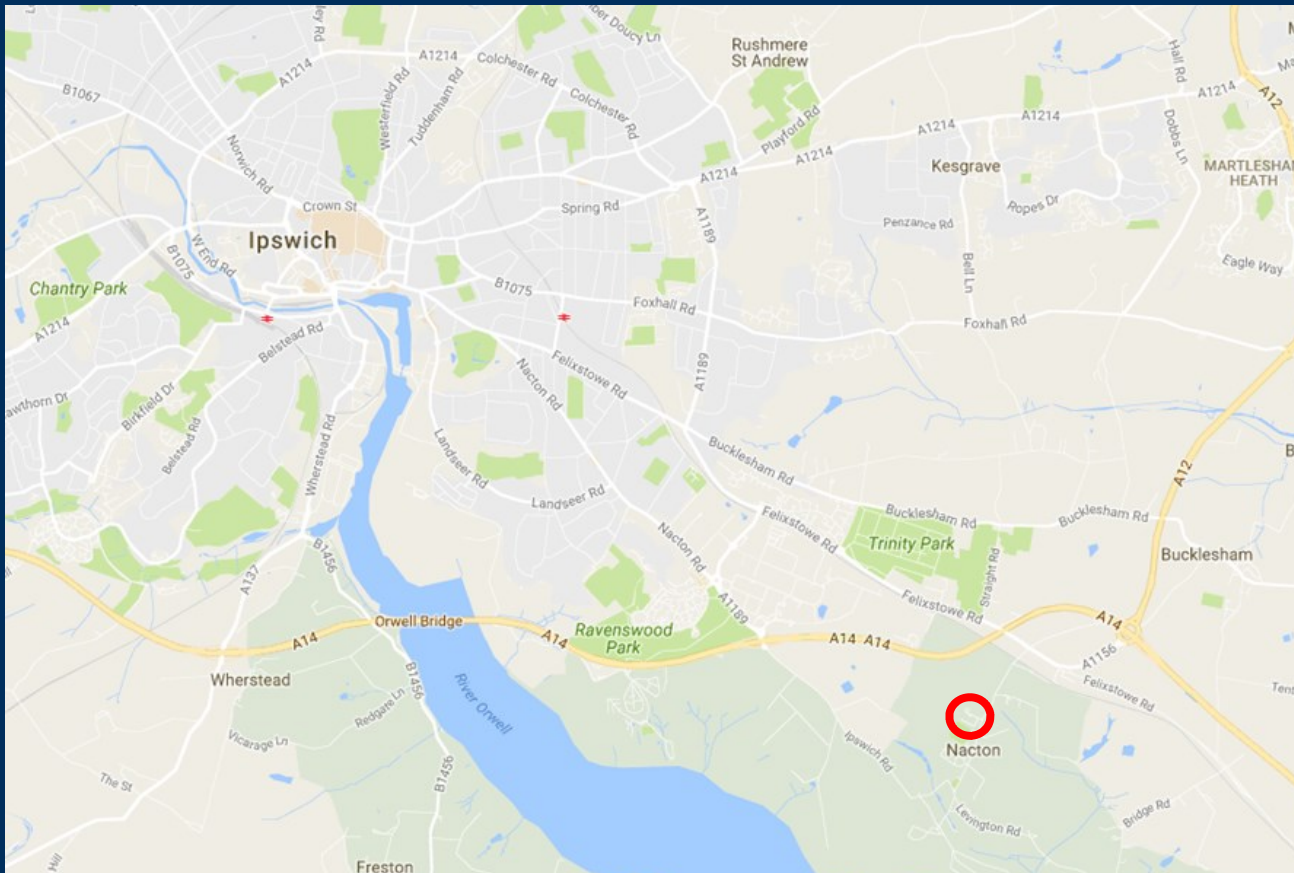
CP1 1BA

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Particulars created April 2024

