

Suffolk House, Broomvale Business Centre, Little Blakenham, IP8 4JU



For Sale
Guide Price
£415,000

Attractive Grade II Listed Office Building

- Immediate access to A14 (0.6 miles) and Ipswich town centre (5 miles)
- Situated within pleasant rural business park
- Two storey offices with parking
- Net internal floor area 2,929 sq ft (272 sq m)
- Short term rental income of £4,000 per month



- 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

Broomvale Business Centre is an attractive 1990's rural office development situated on the B1113, only 0.6 miles from the A14 Claydon intersection. Ipswich town centre is within 5 miles and the A12/A14 Copdock intersection is within 6 miles. Suffolk House is situated towards the front of the estate.

Description

Suffolk House consists of an appealing Grade II Listed, two-storey semi-detached timber-framed barn that has been sympathetically converted and extended to offer good quality office space. On the ground floor, there are two open-plan offices, a meeting room, server room, kitchen, WC facilities and boiler room. The first floor accommodates an additional office and further meeting room.

The offices are fitted with fluorescent lighting, air-conditioning, gas-fired radiators, perimeter power & data points and carpet floor coverings.

Externally, the property benefits from a designated parking area with a cart lodge that provides three extra parking spaces. Additionally, there is a small store adjoining the cart lodge.

Accommodation

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

Ground Floor:

Office 1	883 sq ft	(82.07 sq m)
Office 2	649 sq ft	(60.33 sq m)
Meeting Room 1 (approx. unmeasured)	250 sq ft	(23.24 sq m)
Server Room	172 sq ft	(15.97 sq m)
Cupboard	13 sq ft	(1.18 sq m)
Kitchen	93 sq ft	(8.61 sq m)
WC	--	--

First Floor:

Office 3	638 sq ft	(59.29 sq m)
Meeting Room 2	210 sq ft	(19.49 sq m)

External Store (unmeasured)

Total Net Internal Floor Area	2,929 sq ft	(272.09 sq m)
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Business Rates

The property is assessed as follows:

Rateable Value:	£30,000
Rates Payable (2023/24):	£14,970

The rates are based on a UBR for the current year of £0.499. All interested parties should make their own enquiries with Ipswich Borough Council to verify their rates liability.

Services

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

Local Authority

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

Tel: 0800 1234000

Planning

We understand that the premises have planning permission for use as offices. All interested parties should make their own enquiries with the local planning authority regarding their intended use.

Tenancy

The current tenants have extended their lease until 23rd June 2024 with a tenant only rolling option to break after the 25th March 2024, upon 1 months prior written notice. The current passing rent is £4,000 per month plus VAT.

Terms

Offers are invited in the region of £415,000 for the freehold interest with vacant possession upon completion.

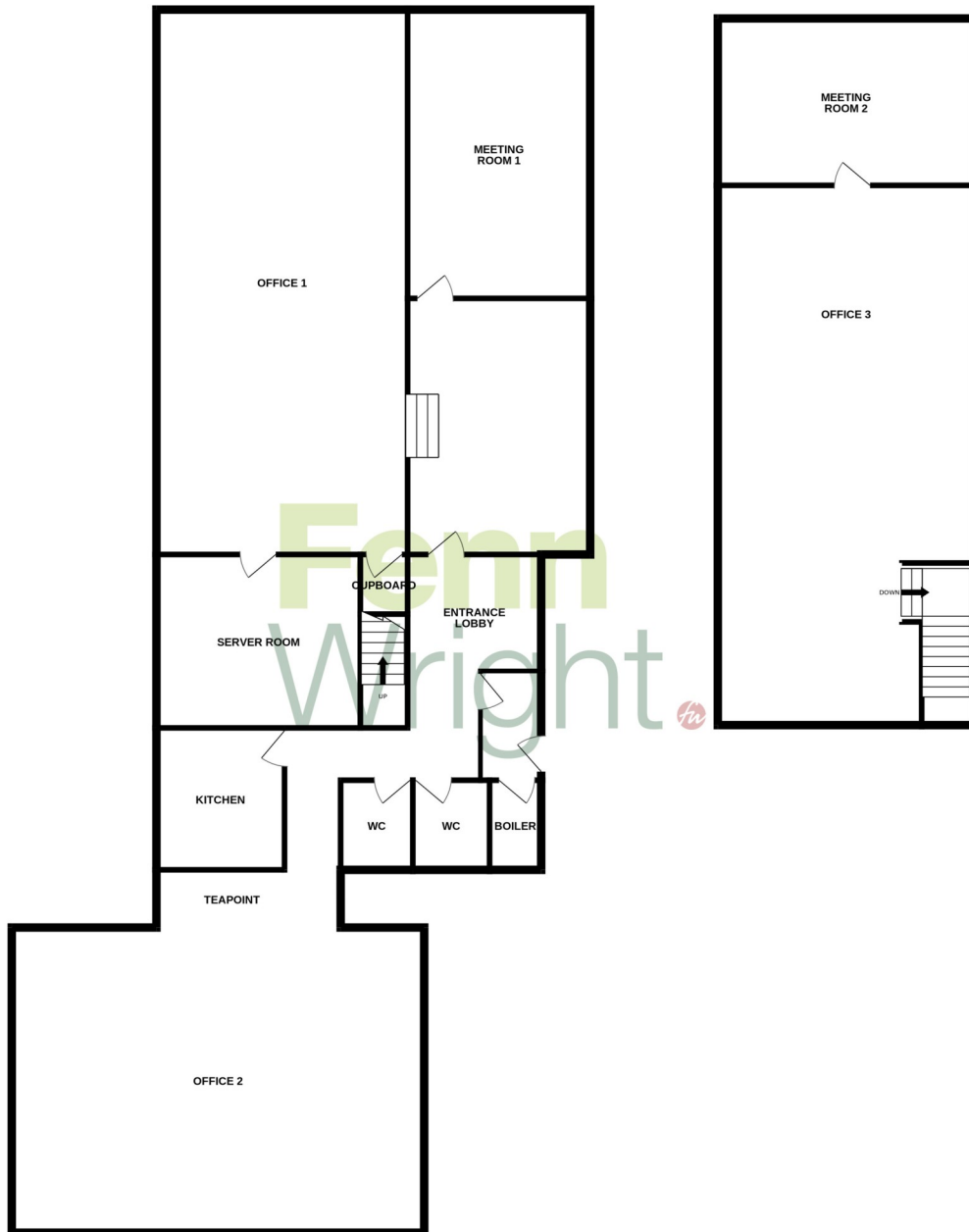
The sale price will be subject to VAT.

Legal Costs

Each party to be responsible for their own legal costs.

GROUND FLOOR

1ST FLOOR

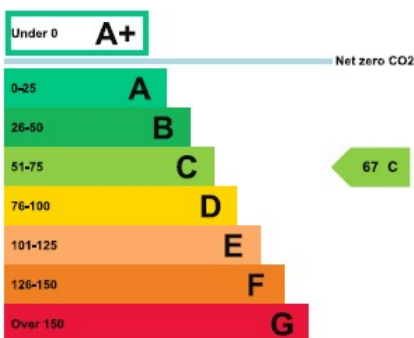


FLOOR PLAN—NOT TO SCALE FOR IDENTIFICATION PURPOSES ONLY

Particulars

Prepared in July 2023.

EPC



Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright

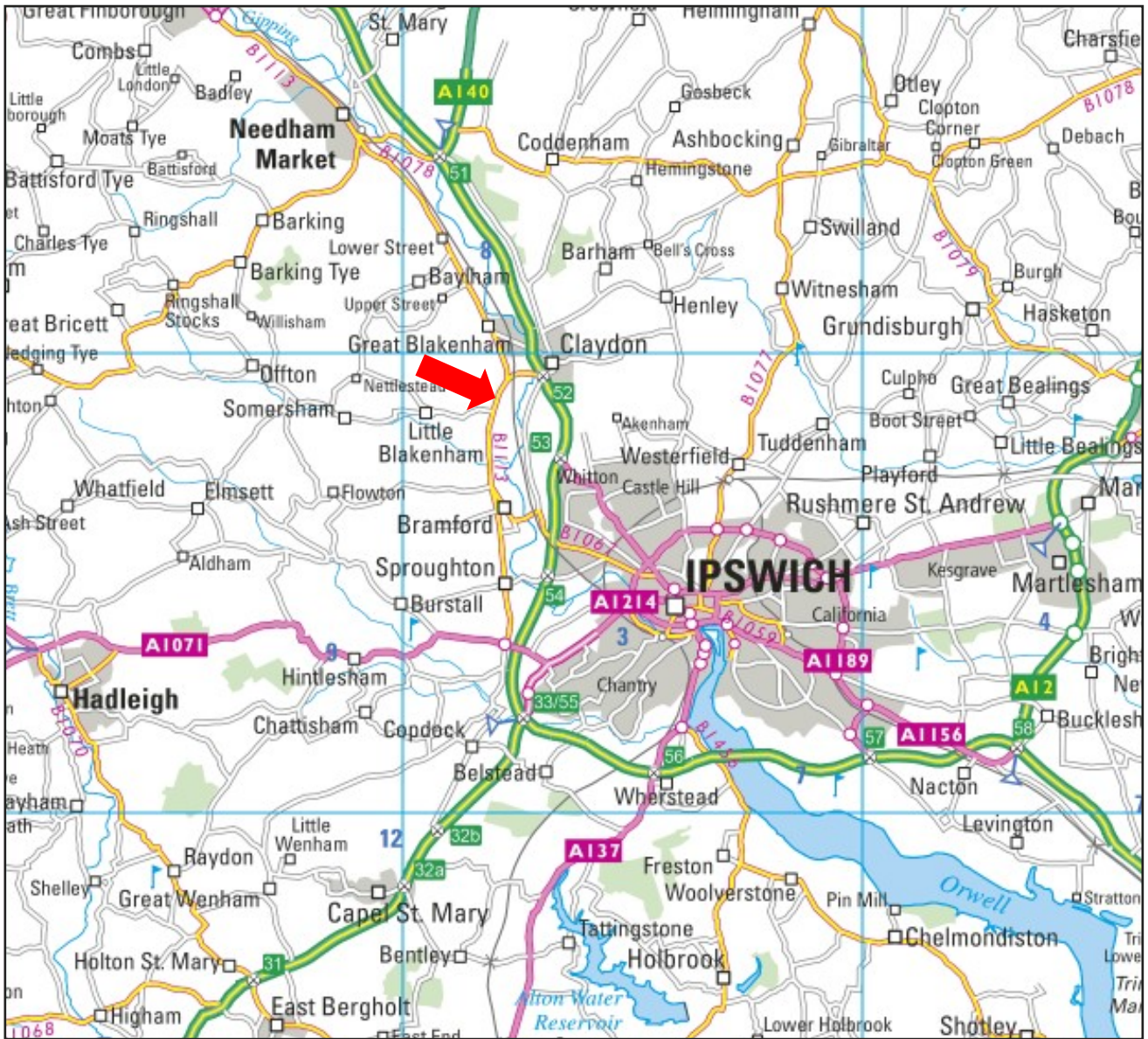
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