

The Pavilion, Fox's Marina, Ipswich, Suffolk, IP2 8NJ



First Floor Office Premises In A Marina Setting

- Meeting Room & Separate Office
- Air Conditioning & Radiators
- Four On Site Car Parking Spaces
- Superb Location Within A Marina Setting
- Café / Restaurant Located Onsite
- Easy A14 / A12 Access & Quick Town Centre Access

To Let
£17,750 PA

983 sq. ft
(91.34 sq. m)



- **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 property is located at Fox's Marina which is situated to the south of Ipswich Town Centre. Easy access is provided to the A14 / A12 via the A137. The A14 is less than one mile away.

Located at Fox's Marina is a Chandlery, Yacht Club and working boat yard, a restaurant / café along with a mix of other office occupiers.

Description

The office accommodation is at first floor level and provides a mix of open plan space and separate meeting rooms / office areas, a kitchenette and WC facilities. A plastered ceiling features surface mounted lighting and recessed air conditioning cassettes.

We are advised that Fibre internet is connected providing average speeds of approx. 55 mbs.

There are four car parking spaces provided on site. Further spaces may be available subject to agreement.

Note: The premises are available for occupation from April 2023.

Accommodation

(Approximate net internal measurements)

Approx. - 983 sq ft (91.34 sq m)

Terms

The premises are available to let on a new lease, terms and lease length to be agreed, at a rent of £17,750 per annum.

We are advised that VAT is applicable.

Service Charge / Buildings Insurance

There is a service charge applicable which covers three elements;

1, The site service charge which includes; water rates, waste removal, pest control, site security, roadways and carparks lighting and maintenance, and grounds maintenance.

2, The building services element which includes; electrical testing, fire alarm / fire fighting equipment, external building repair & maintenance, external window cleaning maintenance and air conditioning maintenance.

3. There is also a sinking fund and management charge.

Approx. cost for the current year £2,640.

The buildings insurance is arranged by the landlord with the cost to be recovered from the tenant. Approx. cost for the current year is £215.

Business Rates

We have been informed that the office is pending an assessment. Based on the ground floor office, which is a similar size, we estimate the rateable value to be in the region of £11,400.

For rateable values below £12,000, 100% rate relief may be available, subject to eligibility. Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

Energy Performance Certificate (EPC)

A full copy of the EPC assessment and recommendation report will soon be available from our office upon request.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

Legal Costs

Each party will bear their own legal costs.

Viewing

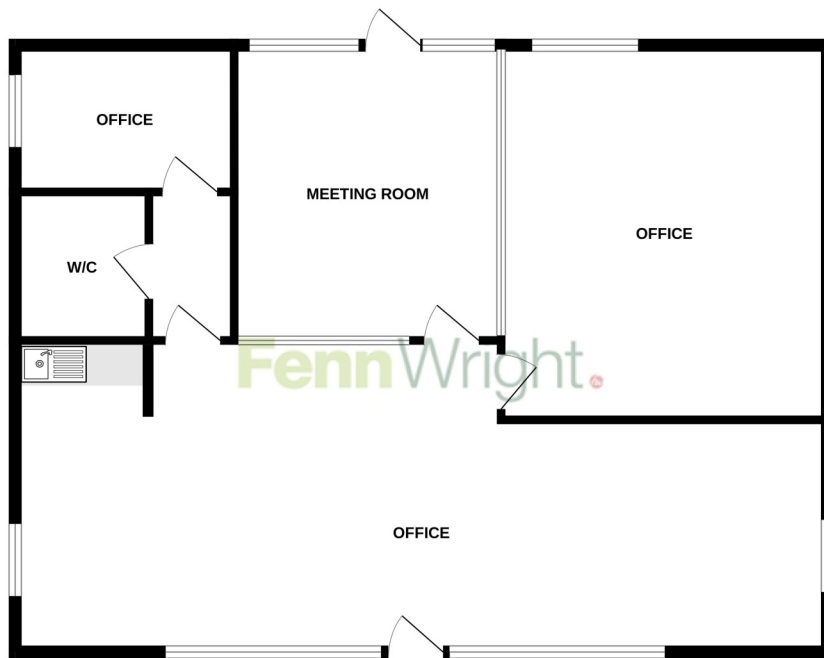
Strictly by appointment via agents:

Fenn Wright

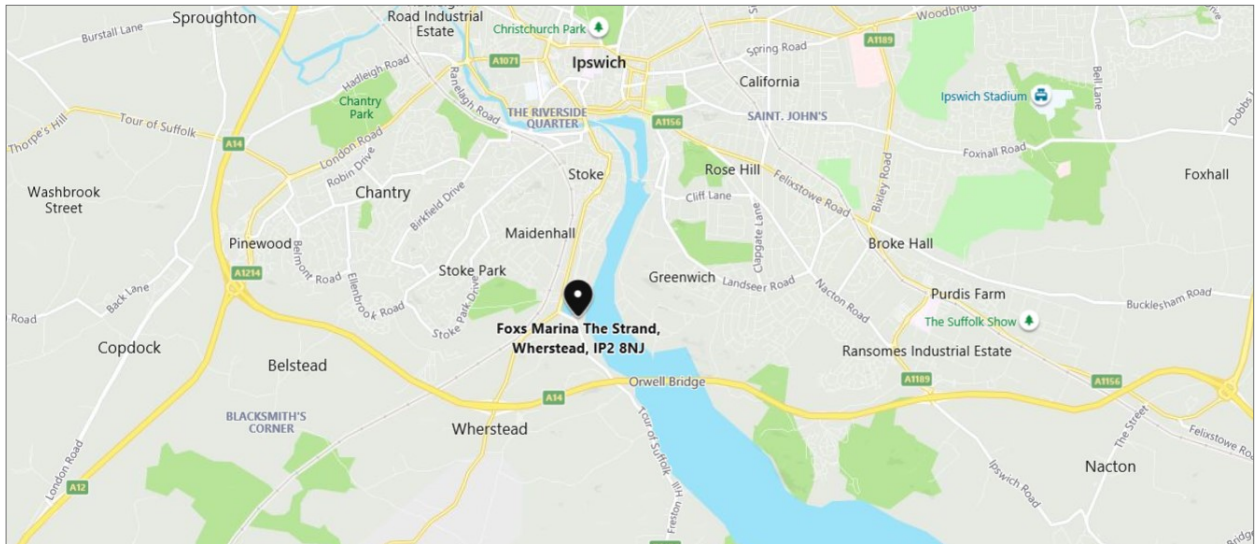
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For further information

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