

3 Appletree Barns, Folly Lane, Copdock, Ipswich, Suffolk IP8 3JQ



Well Presented Office Building With Excellent Parking

- Two Storey Office Building
- Heating & Cooling (not tested)
- Store/IT Room, Kitchenette & WC Facilities
- Meeting Rooms & Glazed Partitions
- Eight Allocated On Site Car Parking Spaces
- Large Shared Visitor Car Parking Area

**To Let
£27,500 pa**

**1,862 sq. ft
(173 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 office is positioned on Folly Lane, Copdock which is very easily accessible and located within only ½ a mile from the A12 dual carriageway. Ipswich and Colchester are approximately 5 miles and 12 miles distant.

Description

The office is self-contained and presented over ground and first floors with brick and wooden clad elevations under a pitched tiled roof which incorporates Velux windows. A large entrance hall provides access to an IT / Store room, two pods, and WC's. There is a ground floor office area, which is mainly open plan with a partitioned office and meeting / training room, and a kitchenette area. On the first floor there is a separate office / meeting room and a large open plan area. The offices benefit from wall mounted air conditioning units and electric radiators (not tested), lighting, carpeting, network cabling (not tested) and power sockets.

There is a 1GB fibre line to the site. Monthly cost of £0.70 per MB (therefore 100 MB is £70.00 pcm).

There are eight allocated car parking spaces plus shared visitor spaces on site. Additional car parking is available subject to negotiation.

Accommodation

(Approximate net internal measurements)

Total	Approx.	1,862 sq ft	173 m²
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Terms

The premises are available to let on a new lease, length and terms to be agreed, at a rent of £27,500 per annum.

Service Charge / Buildings Insurance

We are advised that there is no service charge applicable.

The rent is inclusive of water rates / sewage and external buildings and grounds maintenance.

Buildings insurance is arranged by the landlord with the cost recovered from the tenant. The approx. cost for the current year is £550.00.

Business Rates

We have been informed that the rateable value is £17,500.

We estimate that the rates payable are likely to be in the region of £9,000 per annum.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

Energy Performance Certificate (EPC)

We have been advised that the premises fall within class B (26) of the energy performance assessment scale.

A full copy of the EPC assessment and recommendation report is 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.

Viewing

Strictly by appointment via sole agents:

Fenn Wright

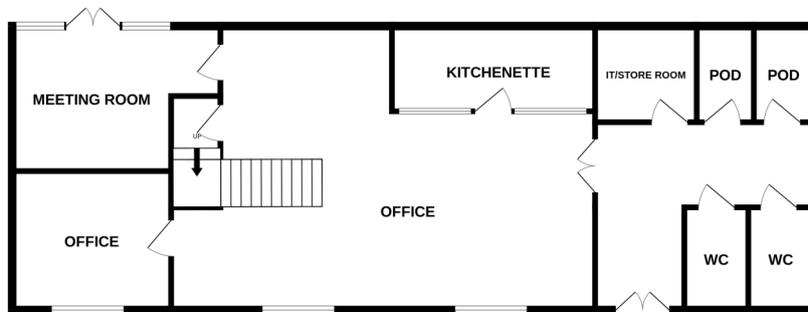
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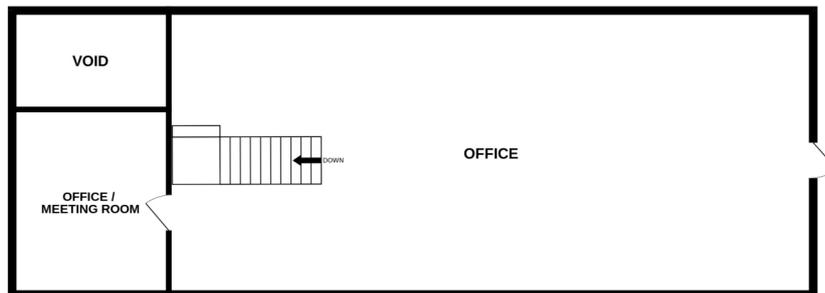
colchestercommercial@fennwright.co.uk

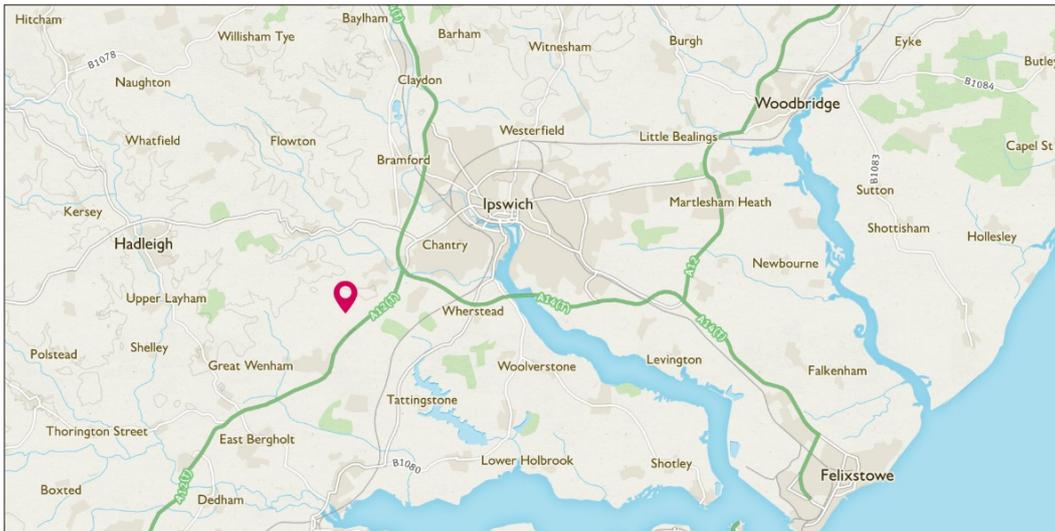
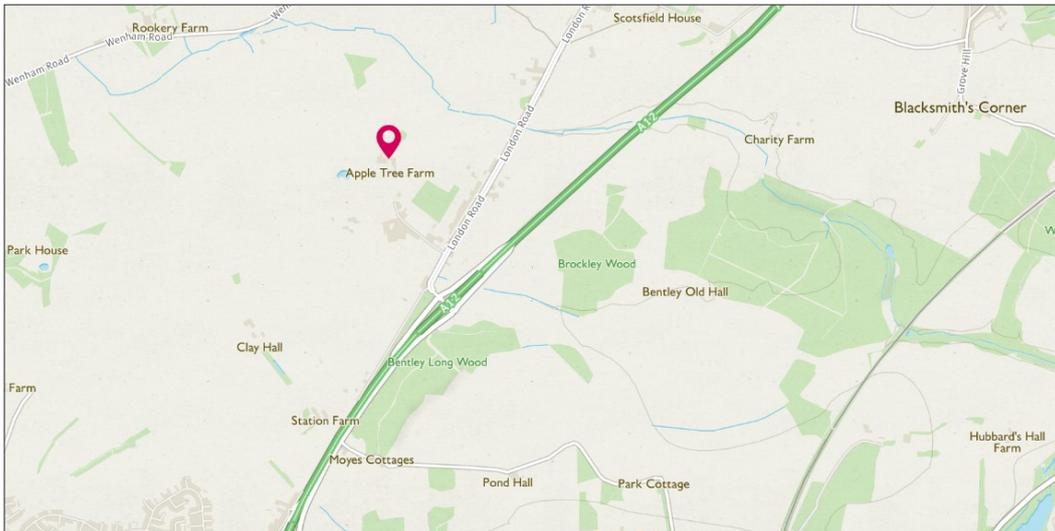


GROUND FLOOR



1ST FLOOR





For further information

01206 85 45 45

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