



AVAILABLE TO LET

Well Presented Office With A Meeting Room & Four On Site Car Parking Spaces

Unit K, The Contracts Office, Gun Hill Trading Estate, Ipswich Road, Dedham, CO7 6HR

RENT

£9,500
per annum

AVAILABLE AREA

452 sq ft
[42.0 sq m]

IN BRIEF

- » Open Plan Office Area & Directors Office
- » Meeting Room
- » Electric Heating & Cooling (in part)
- » Four On Site Car Parking Spaces
- » Excellent A12 / A120 Access

LOCATION

Gun Hill Trading Estate is very well located on the outskirts of Dedham, approximately 4 miles from Colchester and 8 miles from Ipswich. The site is fenced and gated.

Conveniently situated next to the A12 between junctions 29 and 30, the site offers fast access to the East Coast ports of Harwich and Felixstowe, Stansted Airport, as well as the A14 and M25.

DESCRIPTION

Accessed via a shared/communal entrance lobby, this office accommodation offers a large open plan area, directors office and a separate meeting room .

The office benefits from good levels of natural light, electric heating, air conditioning (a single unit, not tested), carpeting throughout, large double glazed windows and perimeter trunking with power sockets.

Shared kitchenette and accessible WC facilities are provided.

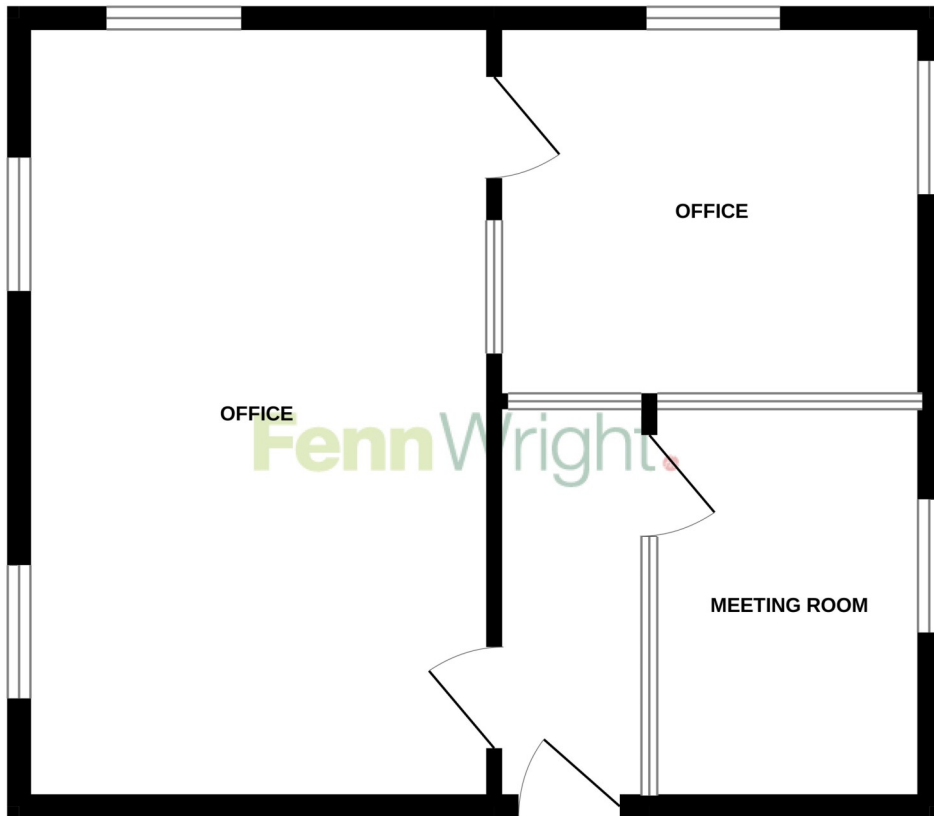
Externally there are four parking spaces provided on site. Additional parking may be available by separate negotiation (subject to availability).

ACCOMMODATION

[Approximate Net Internal Floor Area]

- » Total: 452 sq ft [42.0 sq m] approx.





UNIT K

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TERMS

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed (minimum unbroken lease term of three years), at a rent of £9,500 per annum plus VAT. Rent is to be paid quarterly in advance.

SERVICE CHARGE

A service charge, equivalent to 10% of the rent, is applicable to cover; maintenance of the estate communal areas, landscaping, lighting, security and car parking areas. The cost for the current year is £950.00 plus VAT.

BUSINESS RATES

We have been informed that the office has not been individually assessed for business rates purposes. Based on the current assessment we would estimate the individual rateable value for this office to be in the region of £4,830.

For rateable values below £12,000, 100% small business rate relief may be available, subject to eligibility.

We recommend all parties make their own direct enquiries with the local rating authority.

BUILDINGS INSURANCE

The landlord is responsible for arranging the buildings insurance with the cost to be recovered from the tenant. The approx. cost for the current year is £TBC plus VAT.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class D (90) 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.

LEGAL COSTS

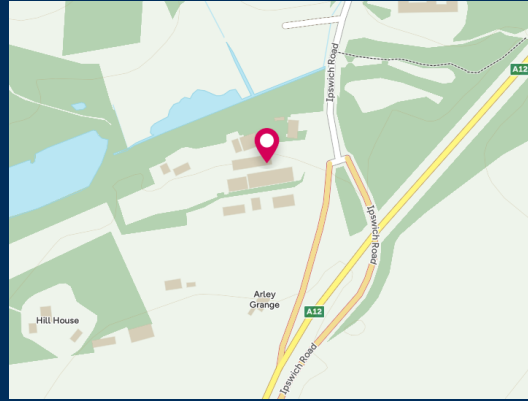
Each party will bear their own legal costs.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

**Fenn Wright
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Particulars created 18 July 2024

