

*A prominent two storey office building with off-street car parking close to Woodbridge town centre with views of the River Deben.*

TO LET  
£27,500 PAX  
Ref: B019

Create House  
2 Station Road  
Woodbridge  
Suffolk  
IP12 4AU



A prominent former dental surgery, converted to an office building over ground and first floors, extending to approximately 1,317 sq ft (122.4 sqm) including basement, with off-street parking, adjacent to the River Deben close to Woodbridge's town centre. Ready for immediate occupation.

Available on a new lease on terms to be agreed.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

*And The London Office*  
40 St James' Place  
London SW1A 1NS

email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

## Location

Woodbridge is a picturesque town situated on the banks of the River Deben, about 8 miles north-east of the County Town of Ipswich, and just off the A12 connecting Lowestoft and Great Yarmouth to the north with Ipswich and London to the south; it also joins the A14 linking the Port of Felixstowe with Cambridge and the Midlands. The property is situated on the Banks of the River Deben in close proximity to the many riverside attractions in Woodbridge, together with the railway station with regular trains to Ipswich connecting to Inter City services to London's Liverpool Street station. The town centre is within easy walking distance. Woodbridge is a very good demographic location with an increasing population and with a wide range of small to medium sized businesses in the town.

## Description

The property was a former dental surgery which now comprises a two storey office building of brick construction with a tiled roof, in good decorative order throughout. The offices provide cellular accommodation and benefit from full air conditioning, alarm system, Cat 5 wiring, double glazing, floor coverings, boardroom, good natural light, two WCs on the ground floor and a first floor fully fitted kitchen. Outside there are 2/3 on-site car parking spaces, a small garden to the rear and the offices all have outstanding views of the River Deben.

## The Accommodation

| Description  | Sqm          | Sq Ft        |
|--------------|--------------|--------------|
| First Floor  | 48.6         | 523          |
| Ground Floor | 44.5         | 479          |
| Basement     | 29.3         | 315          |
| <b>TOTAL</b> | <b>122.4</b> | <b>1,317</b> |

## Planning

We understand the property benefits from planning permission for Class B1 Office Use, but may also be suitable for Class F1 use (Local Community & Learning). Further enquiries should be addressed to East Suffolk Council.

## Terms

To let for a term to be agreed on a new Full Repairing and Insuring Lease, outside the security provisions of the Landlord and Tenant Act 1954 Part II, at a commencing rental of £27,500 per annum exclusive.

## Service Charge / Insurance

There is no service charge payable.; The tenant will be responsible for the Landlord's buildings insurance premium. payable annually.

## Services

The property is served by mains water and electricity.

## Business Rates

The property is currently assessed as Offices and Premises. Rateable Value £7,700. The property has been extended and may be subject to re-assessment.

## VAT

To be advised.

## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction. A legal fee deposit may be required.

## Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;  
Tel: 0333 016 2000

## EPC

Rating = C (64). A full copy of the EPC is available on request.

## Viewing

By prior appointment through sole agents Clarke & Simpson; 01728 724200; email@clarkeandsimpson.co.uk.

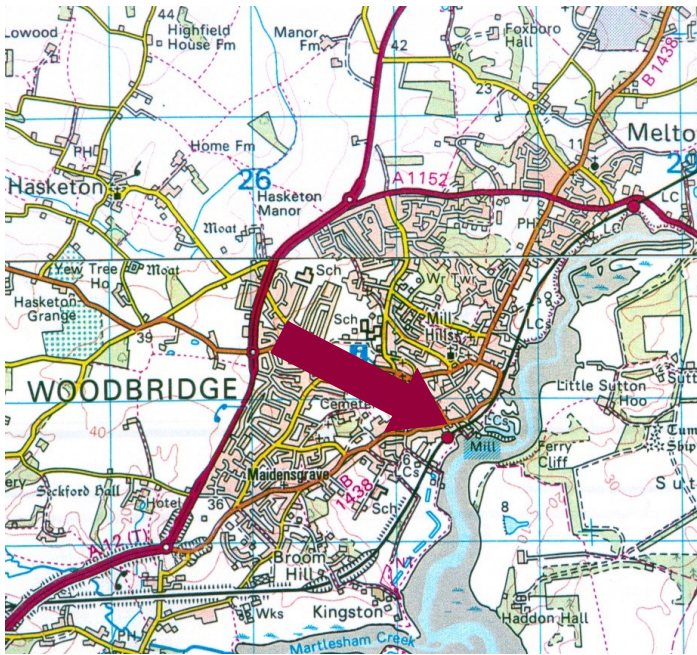


## NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.





**Directions**

For those using the What3Words app:

///flops.tweed.closet



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