

Felixstowe - 61A Cobbold Road, Suffolk IP11 7BH
Office to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Felixstowe - 61A Cobbold Road, Suffolk IP11 7BH

Office to Rent



Property Features:

- Comprises first and second floor self-contained offices
- VAT is NOT applicable to this property
- Total NIA 60 sq m (650 sq ft)
- Flexible terms to fit your needs
- Available immediately on a new lease with terms to be agreed by negotiation
- Located within short walk from Felixstowe Train Station
- Occupiers close by include Costa Coffee, Tesco Express, Boots, Santander and more.

Property Description:

Comprises five fully modernised offices, in good decorative condition, with electric panel radiators and carpets throughout, providing the following accommodation and dimension:

Office 1: 19' 5" x 11' 7" (5.92m x 3.53m) 225 sq. ft.

Office 2/Staff Room: 11' 4" x 10' 2" (3.45m x 3.1m) 105 sq. ft. Built in cupboard housing

Office 3: 12' 2" x 10' (3.71m x 3.05m) 131 sq. ft.

Office 4: 11' 5" x 10' 3" (3.48m x 3.12m) 97 sq. ft.

Office 5: 13' 4" x 6' 11" (4.06m x 2.11m) 92 sq. ft. Partially restricted headroom.



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £192.30 per week (PCM: £833.34)

Deposit: £2,500 (3 Months)

Rateable Value:

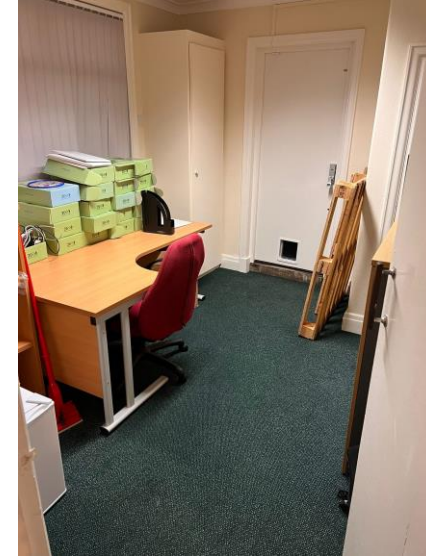
Rateable Value - £4,050

Rates Payable - £0*

*Note - Small business rates relief available (subject to terms)

EPC:

The property benefits from a E Rating. Certificate and further details available on request.



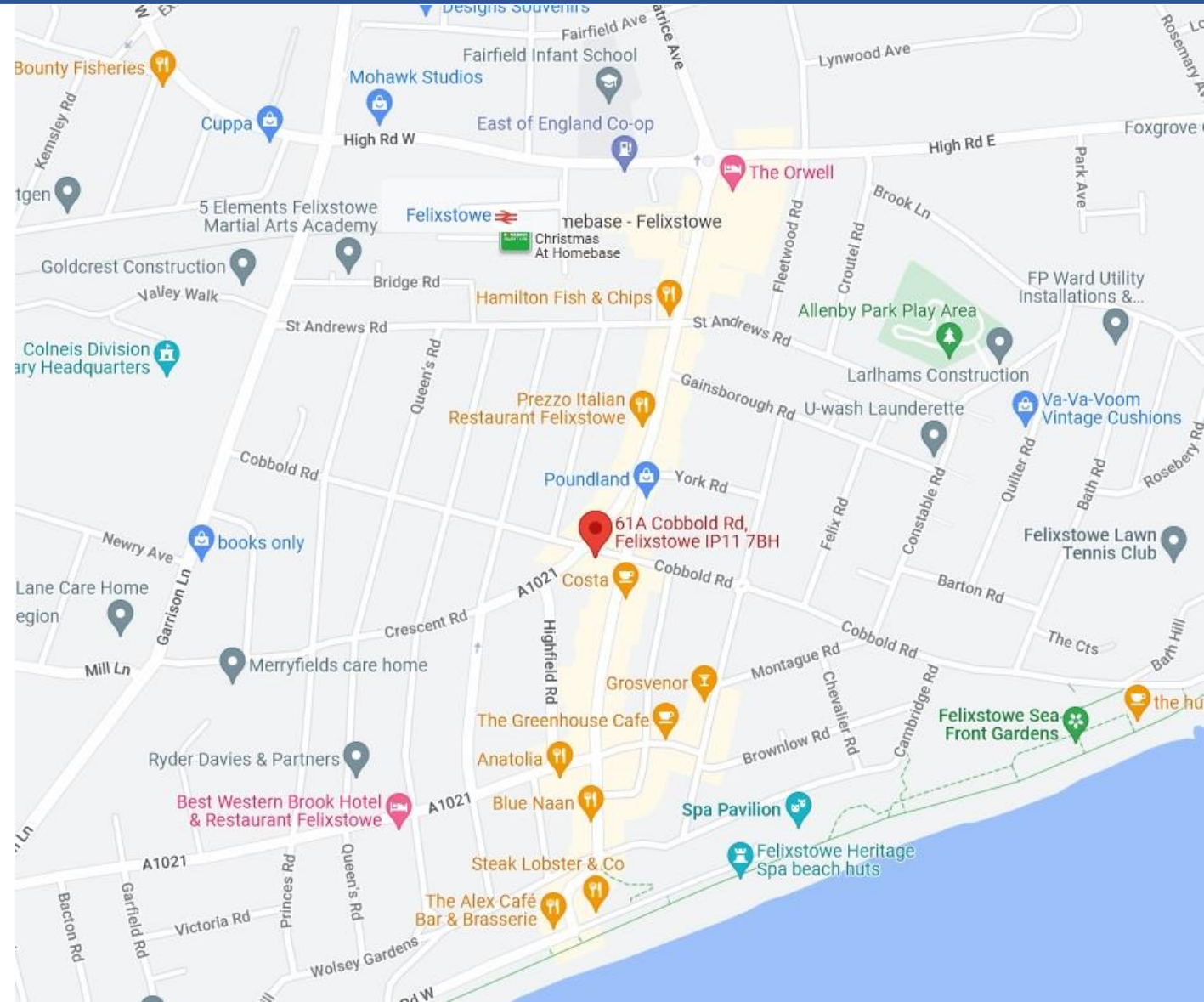
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Location:

Felixstowe is a port town in Suffolk, England. The estimated population in 2017 was 24,521. The Port of Felixstowe is the largest container port in the United Kingdom. Felixstowe is approximately 116km northeast of London. The property is located in the heart of the town centre within short walk from Felixstowe Train Station and occupiers close by include Costa Coffee, Tesco Express, Boots, Santander and more.



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Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



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BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT

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