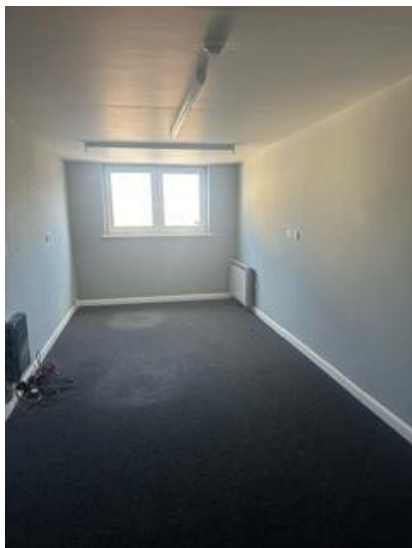




12B Felnor Walk, Felixstowe, IP11 7DN
Town Centre Office Unit
To Let



- Town Centre Location
- 1st Floor Office Unit
- 250 Sq Ft (23.22 Sq M)



Location

Felixstowe is situated approximately 15 miles south east of Ipswich with a population of just under 25,000. Felixstowe Port is one of the largest container ports in the country and the town has excellent road communications via the A14 linking into the A12 and the national motorway network. The property occupies a central location on Hamilton Road which is the prime shopping destination in Felixstowe.

Accommodation

The property is arranged on the first floor with the following approximate area:-

Office Area	250 sq ft	23.22sq m
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Legal Costs

Both parties to be responsible for their own legal costs incurred in any transaction.

Business Rates

We understand from the Valuation Office Agency website that the property has a rating assessment of £1,970 with effect from 1st April 2023. Interested parties are advised to make their own enquiries.

Tenure

The property is being offered by way of a new full repairing and insuring lease on a length of term to be agreed at a commencing rental of **£4,000 per annum**.

EPC

Further details are available upon request.

Viewing and Further Information

Viewing strictly by appointment with the joint sole agents:

John Arkwright & Co

Contact: John Bannerman

Phone: 0207 495 7090

Email: bertie.arkwright@jarkwright.co.uk

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