

TO LET

Serviced Offices To Let from 248 sq. ft. – 430 sq. ft.

NP NICHOLAS
PERCIVAL
COMMERCIAL



Hadleigh Business Centre

Lady Lane Industrial Estate, Crockatt Road, Hadleigh, Suffolk IP7 6RH

RENT FROM

£326.50 pcm

£75.35 pcw

plus VAT

- **Managed Reception**
- **Ample Car Parking**
- **24/7 Access**

- **Access to Conference / Meeting Room**
- **Superfast Fibre Broadband**
- **Available Immediately**

Location

Hadleigh Business Centre is located along Crockatt Road on Lady Lane Industrial Estate in Hadleigh, Suffolk, approximately a quarter of a mile from A1071 Ipswich Road, 1.5 miles from Hadleigh Town Centre, 9 miles from Ipswich, 17 miles from Colchester and 25 miles from Bury St. Edmunds.

Description

Hadleigh Business Centre comprises 25 serviced offices, ranging from 87 sq. ft. – 250 sq. ft. available to let on easy in / easy out terms. The offices benefit from LED Lighting, carpeting throughout, central heating, CCTV and 24/7 access.

Services

The rent is inclusive of all services to include parking, lighting, heating, water, external maintenance, landscaping of the car park, use of the communal facilities to include male, female and disabled WC's, communal kitchen and 8 hours use of the conference room per month (subject to booking/availability), cleaning of the communal areas, buildings insurance and a manned reception between 9am – 5.30 pm Monday – Friday. The services do not include business rates, internal cleaning of the offices, contents insurance and broadband.

Broadband

Superfast Fibre Broadband is available at an additional cost of £29.99 plus VAT per calendar month.

Accommodation / Availability

Suite	Size	Rateable Value	Price (plus VAT)
1	186 sq. ft. 17.28 m ²	£2,250	£326.50 pcm £75.35 pcw
8	248 sq. ft. 23.04 m ²	£2,750	£433.91 pcm £100.13 pcw
9	322 sq. ft. 29.91 m ²	£3,450	£562.71 pcm £129.86 pcw
12	344 sq. ft. 31.96 m ²	£3,950	£601.94 pcm £138.09 pcw
16	430 sq. ft. 39.95 m ²	£4,700	£752.71 pcm £173.70 pcw

Terms

The offices are available to let by way of a licence, for a minimum term of six months. The rent is due monthly in advance and one months rent is required to be paid upfront as a rent deposit.

Business Rates

For the purposes of business rates, the office suites are known as Offices at Hadleigh Business Centre, Crockatt Road, Hadleigh IP7 6RH. The Rateable Values of the offices are less than £12,000, therefore occupiers may be able to achieve full business rate relief. Interested parties should contact Babergh District Council Rate department.

Viewings

Strictly via appointment. Viewings are to be arranged via the Sole Agent, Nicholas Percival Surveyors, FAO Billy Coe.

Tel: 01206 563222 Email: bcoe@nicholaspercival.co.uk Ref: C5484

All prices and rentals quoted are exclusive of VAT (if applicable)

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