

TO LET
£45,000pax
3,668 SQ. FT.
SELF-CONTAINED
OFFICE
SUITE



UNIT 2 HOLTON BUSINESS PARK
HOLTON ST MARY, SUFFOLK CO7 6NN

NP NICHOLAS
PERCIVAL
COMMERCIAL

HIGH QUALITY OFFICE CONVERSION IN TRANQUIL RURAL ENVIRONMENT

STRATEGICALLY LOCATED 1-MILE FROM THE A12 JUNCTION 31 HOLTON ST. MARY/EAST BERGHOLT.

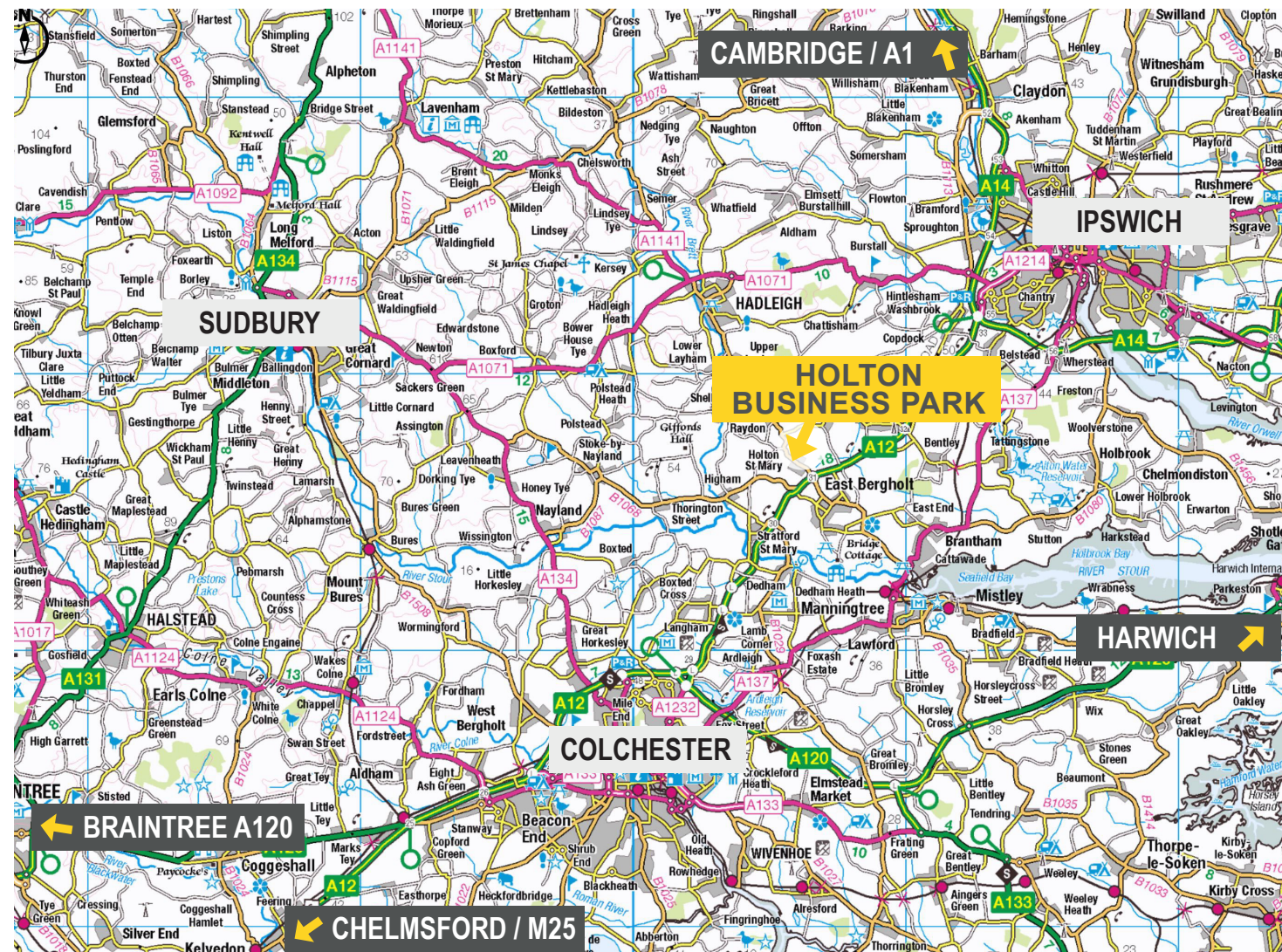
- 3,668 sq. ft. modern, flexible open-plan layout.
- Ample car parking spaces and further spaces available (subject to agreement).
- Available to let by way of a new effective FRI lease at £45,000pax.

LOCATION & SITUATION

Holton Business Park is located approximately 1-mile from the A12 Junction 31 Holton St Mary/East Bergholt, providing easy access to Ipswich (9 miles to the north) and Colchester (10 miles to the south).

The Business Park is situated off a private drive from the B1070 Hadleigh Road. The Park is well-landscaped and surrounded by farmland.

Its close proximity to the A12 trunk road also provides good road communications with the A14, M25, A120 and M11 linking the area with the wider motorway network and making it an excellent strategic location for both local and regional businesses alike.



DESCRIPTION

2 Holton Business Park comprises an attractive office conversion providing flexible, cellular and open plan accommodation. The space is self-contained, arranged over ground and first floors, extends to approximately 3,668 sq. ft. and benefits from ample onsite parking.

SERVICES

We understand that all mains services are available. We recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of those services for their purposes.

We understand that the property has the benefit of fibre optic cabling.

ENERGY PERFORMANCE CERTIFICATE

The existing EPC covers Units 2 and 3 and has a rating of D 100.

A copy of the certificate is available on the GOV.UK non-domestic energy performance certificate register.

RATEABLE VALUE | BUSINESS RATES

The office is currently rated in conjunction with Unit 2.

Interested parties are advised to make their own enquiries with Babergh District Council on 01473 825978 on the rates payable.





TERMS

The property is available to let by way of a new effective, full repairing and insuring lease for a term to be agreed.

RENT

£45,000 per annum exclusive.

SERVICE CHARGE

A service charge is payable to cover maintenance of the landscaped areas, heating etc. Estimated costs are circa £1 per sq. ft.

LEGAL FEES

Each party is to be responsible for their own legal fees in this transaction.

VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors.

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.