



Location

Fountain Way is the principal industrial location in Reydon and is located to the north of the town. Southwold town centre is approximately 1.2 miles from Fountain Way.

Other occupiers on the estate include **Micropress Printers** and **Global Chair Components**.

Description

Two newly constructed 3-storey self-contained offices with open plan and cellular meeting space, offering the following specification:

- Newly constructed 3-storey office
- Popular employment estate, in close proximity to Southwold
- Open plan to ground floor
- Under floor heating and carpets
- LED ceiling mounted lighting
- WC and shower facilities

Accommodation

The property is arranged over three floors with a net internal floor area of **1,765 sq ft (163.9 sq m)**.

Ground Floor	885 sq ft 82.2 sqm
First Floor	671 sq ft 62.3 sqm
Second Floor	209 sq ft 19.4 sqm

Rent

£27,500 per annum

Energy Performance Certificate

The property will be assessed upon completion of works.

Rates

The property will be assessed upon completion of works.

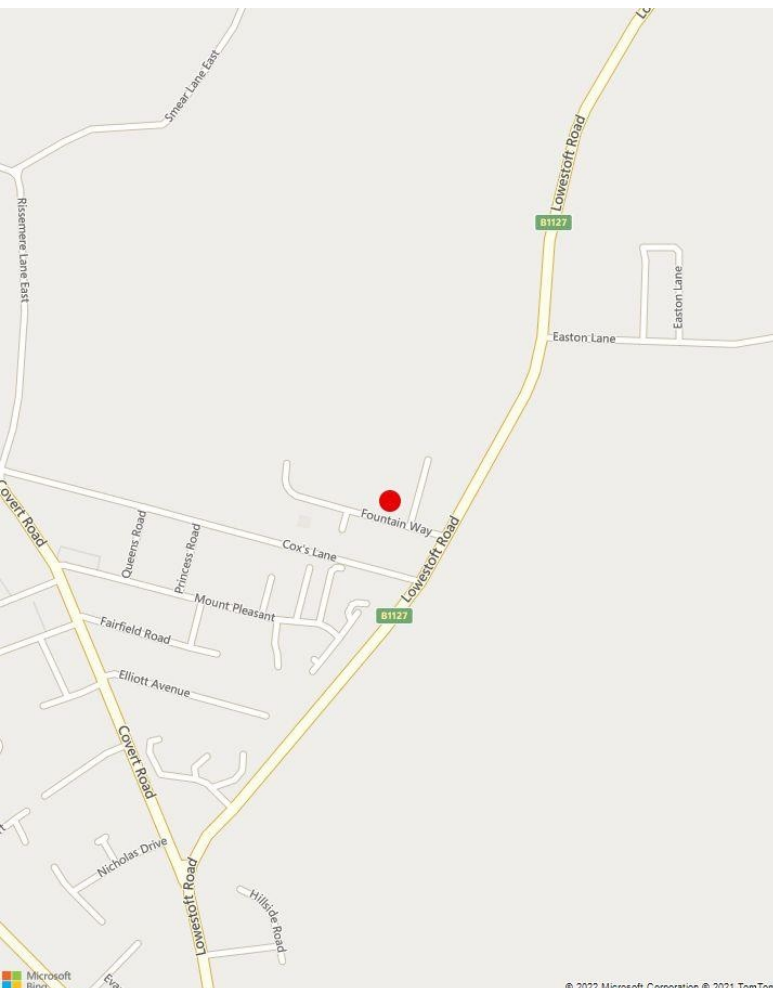
Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewings & Further Information

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SUBJECT TO CONTRACT
 You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



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