



AVAILABLE TO LET

Newly Refurbished Office Building with Ample Parking

**Suffolk House, Unit 2 Broomvale Business
Centre, Little Blakenham, IP8 4JU**

RENT

£32,500

per annum exclusive

AVAILABLE AREA

2,259 sq ft

[209.87 sq m]

[Virtual Tour](#)

IN BRIEF

- » Located on an established rural business park with easy access to the A14
- » Attractive Grade II Listed building with parking
- » Available for immediate occupation

LOCATION

Broomvale Business Centre is an attractive 1990's rural office development situated on the B1113, only 0.6 miles from the A14 Claydon intersection. Ipswich town centre is within 5 miles and the A12/A14 Copdock intersection is within 6 miles.

Suffolk House is situated towards the front of the estate.

DESCRIPTION

Suffolk House comprises a Grade II Listed, two storey timber framed barn that has been sympathetically refurbished to provide modern and good quality office accommodation. The ground floor comprises a large open plan office, partly vaulted together with a meeting room and ancillary accommodation including WCs, kitchen and a store cupboard. The first floor comprises a further large open office together with private office/meeting room at the rear.

The offices are fitted with LED lighting, air-conditioning, gas fired radiators, perimeter power points and carpet floor coverings.

Externally, a shared forecourt provides parking. To the rear, there is a large garden.

ACCOMMODATION [Approximate Net Internal Floor Areas]

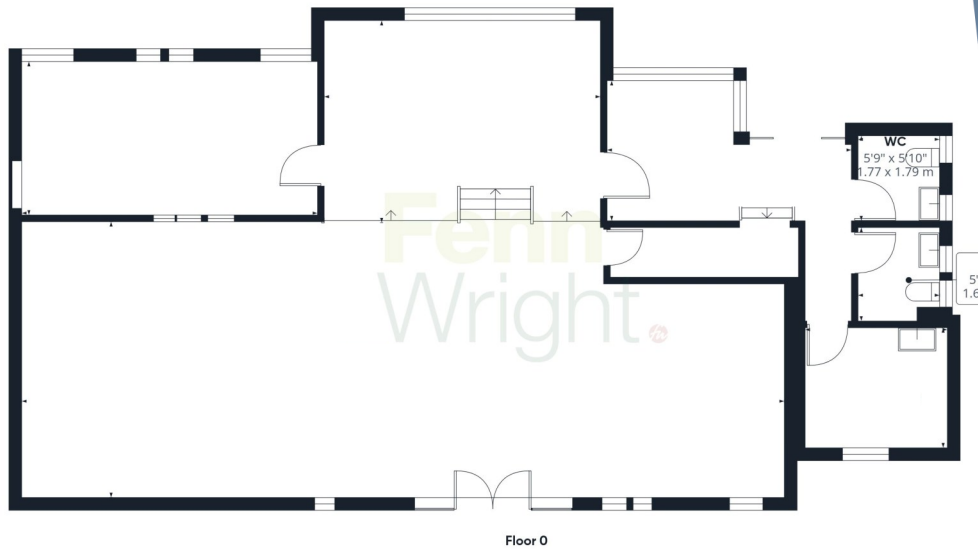
Ground Floor

» Main Office	1,055 sq ft	[98.01 sq m]
» Meeting Room	250 sq ft	[23.23 sq m]
» Cupboard	13 sq ft	[1.21 sq m]
» Kitchen	93 sq ft	[8.64 sq m]
» WCs	--		--

First Floor

» Office 2	638 sq ft	[59.27 sq m]
» Meeting Room	210 sq ft	[19.51 sq m]
» Total Net Internal Floor Area	2,259 sq ft	[209.87 sq m]





Floor 0



Floor 1

Floor Plan—Not To Scale For Identification Purposes Only

BUSINESS RATES

The office is due to be reassessed for business rates upon occupation.

All interested parties should make their own enquires with the local rating authority in order to verify their rates liability.

SERVICES

It is understood that the premises is connected to mains water, electricity, gas and shared private drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

PLANNING

The property has permission for Class E office use of the Town and Country Planning (Use Classes) Order 1987 (As Amended). The property is Grade II Listed.

All interested parties should make their own enquiries with the local planning authority.

LOCAL AUTHORITY

Mid-Suffolk District Council, 54 Ipswich St, Ipswich, IP14 1AD

Tel: 0300 123 4000

ENERGY PERFORMANCE CERTIFICATE

C Rating ref: 9541-6037-5382-5091-6906

TERMS

The premises is available on a new full repairing and insuring business lease at an initial rent of £32,500 per annum exclusive. A service charge is payable in relation to the common parts of the estate.

The rent and service charge is subject to VAT

LEGAL COSTS

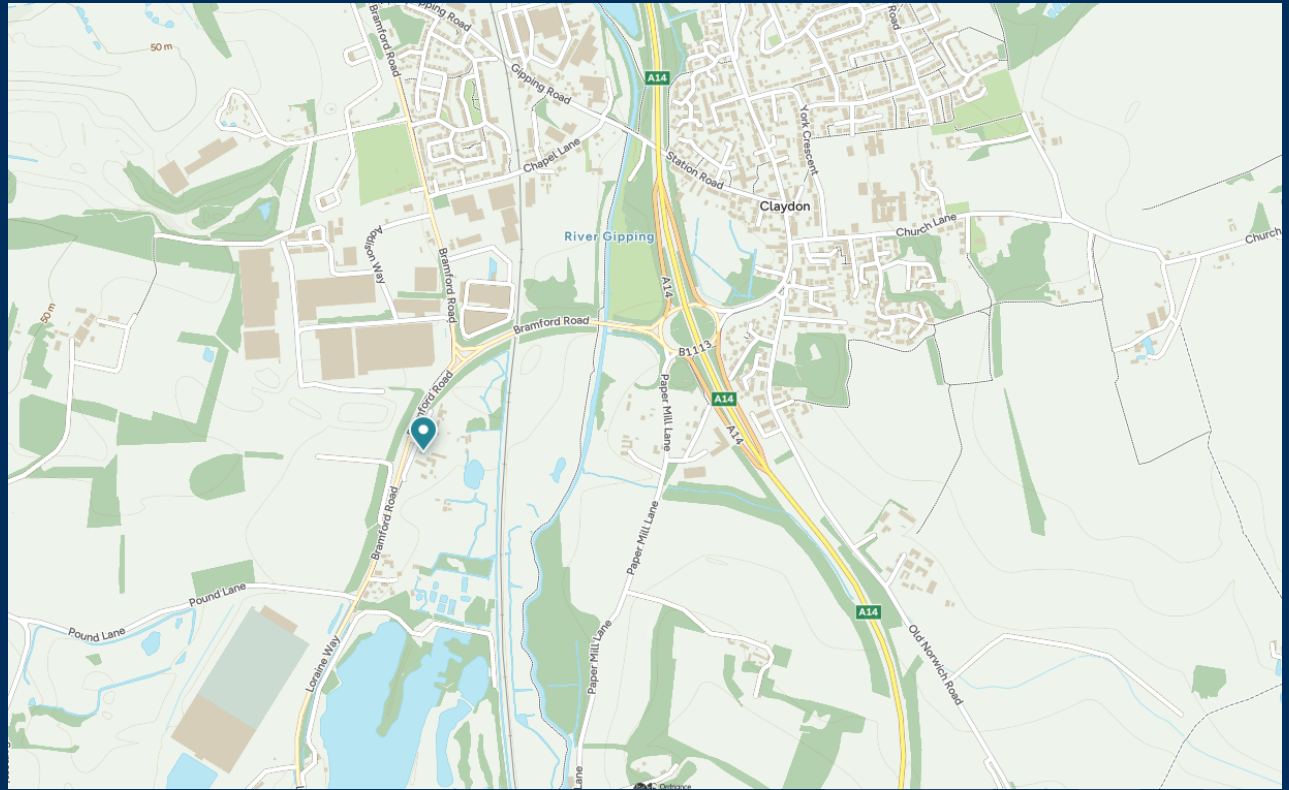
Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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