

14a Riduna Park

STATION ROAD, MELTON, WOODBRIDGE, SUFFOLK IP12 1QT

To Let - Office



KEY HIGHLIGHTS

- High Quality Office/Business Unit
- 1,234 ft² (1164.66 m²)
- Good Access to A12
- Located on popular Riduna Park
- 4 allocated car parking spaces

LOCATION

Riduna Park is an attractive landscaped development providing Woodbridge with a unique 'edge of town' office scheme in a 'park' environment. A scenic entrance and appealing curved architecture add to the contemporary nature of Riduna Park, yet the A12 is approximately 1 mile whilst Woodbridge town centre is approx. 1.5 miles. Melton station (opposite) provides local train services to Ipswich and Lowestoft plus the intermediate stations. Riduna Park also benefits from a Honey + Harvey Cafe, Gym and Vets.

DESCRIPTION

The premises are a ground floor self contained mid terrace office building. It consists a mix of open plan and cellular offices with w/c facilities, a kitchenette, LED lighting, high speed internet, wooden floors, suspended ceiling with recessed lighting, together with air heating and cooling and air heating and cooling.

To the front and rear of the building are a total of 4 allocated parking spaces, with separate visitor/overflow car parking available.

ACCOMMODATION

On a Gross Internal Area (GIA) basis the property measures:

Ground Floor Offices 1,234 ft² (114.66 m²).

TERMS

The premises are available to rent at a annual rental of £24,680 pax (ie: £20psf).

VAT

We understand that the property is opted for tax and therefore VAT is applicable in this instance.

BUSINESS RATES

The Tenant is to be directly responsible for Uniform Business Rates payable on the property. The current Rateable Value for the property is £17,750 (2026 Listing).

WORKING HOURS

We understand that weekday Working Hours are 7am to 7pm.

SERVICE CHARGE

A service charge will be levied in respect of a contribution towards the upkeep of common areas and estate management. The service charge for the current year 2026/2027 is estimated at £1.00 psf

BUILDINGS INSURANCE

The tenant is to reimburse the Landlord the cost of the annual building insurance premium.

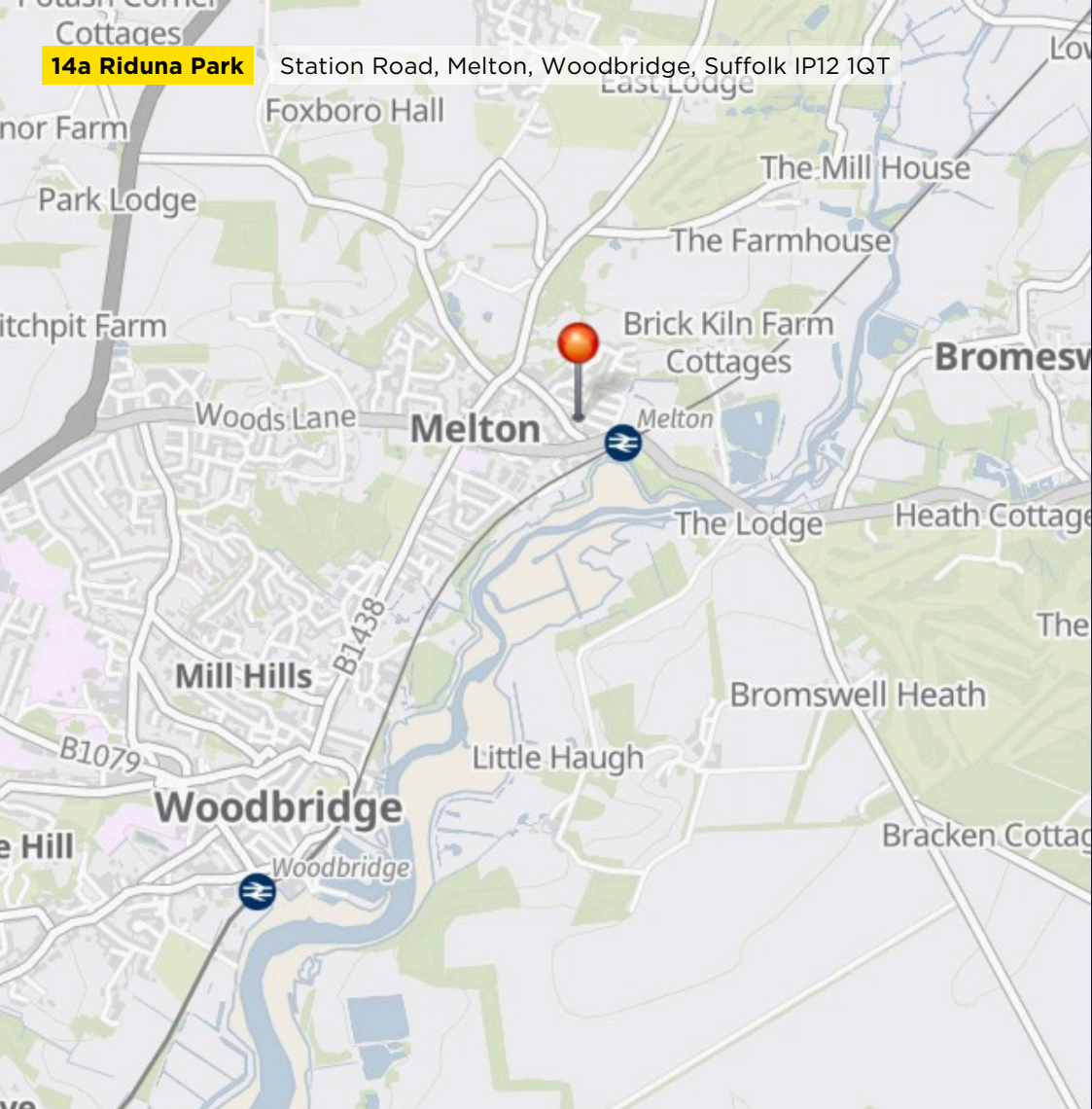
PLANNING

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

EPC

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Station Road, Melton, Woodbridge, Suffolk IP12 1QT



BROADBAND

A private broadband service is provided to occupiers of Riduna Park. Further details are available on request.

IMPORTANT

The services, fixtures, fittings, appliances, and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

CONTACT

For further information please contact:

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