

Dickson House, 43A Woodbridge Road East, Ipswich, IP4 5QN



Detached
Office with
Car Parking

To Let

- Well located close to the town centre, A12 and local amenities
- Ground and first floor office accommodation
- 9 car parking spaces
- 113.21 sq m (1,219 sq ft)
- £15,000 per annum



Winning **Suffolk Dealmaker**
for the **2nd year** running
Estates Gazette (February 2015)

Details

Location

Ipswich is the county of town of Suffolk with a population of approximately 134,000.

The property is located on Woodbridge Road East, approximately 2 miles east of the town centre. Woodbridge Road is one of the principal arterial routes into Ipswich from the A12 which is approximately 3.3 miles to the east at Martlesham.

The property is located behind a busy shopping parade with occupiers including HSBC Bank, Boots Pharmacy, East of England Co-operative Store with Post Office and a number of independent retailers. A petrol station and Ipswich Hospital are located within close proximity.

Description

The property comprises a detached two storey office building of brick construction beneath a pitched tiled roof. The accommodation comprises offices, two kitchens and male, female and disabled WC facilities.

The accommodation is in good decorative order and the specification includes fluorescent lighting, perimeter trunking with power/data points, electric heating and a carpet floor covering.

A car park provides 9 allocated car parking spaces.

Accommodation

The property provides the following approximate net internal floor areas:

Ground Floor

Office 1	12.72 sq m	(137 sq ft)
Office 2	26.71 sq m	(288 sq ft)
Cupboard	0.74 sq m	(8 sq ft)
Office 3	9.05 sq m	(97 sq ft)
Kitchen	5.85 sq m	(63 sq ft)
Disabled WC	—	—

First Floor

Office 4	13.19 sq m	(142 sq ft)
Office 5	13.07 sq m	(141 sq ft)
Office 6	16.50 sq m	(178 sq ft)
Office 7	9.26 sq m	(100 sq ft)
Kitchen	6.12 sq m	(66 sq ft)
Male & female WC's	—	—
Total	<u>113.21 sq m</u>	<u>(1,219 sq ft)</u>

Business Rates

The property is assessed as follows:

Rateable Value:	£8,200
Rates Payable (2016/17):	£4,075.40 per annum

The rates are based on a UBR for the current year of 0.497 pence in the pound.

Small business rate relief may be available providing up to 100% exemption. All interested parties should speak to the local rating authority to verify their rates liability.

Local Authority

Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
Suffolk
IP1 2DE

Telephone: 01473 432000

Services

We understand that the property is connected to mains electricity, water and drainage.

We have not tested any of the services and all interested parties should reply upon their own enquiries with the relevant utility company in connection with the availability and capacity of all those serving the property, including IT and telecommunication links.

Terms

The property is available on a new full repairing and insuring business lease on terms to be agreed, at a rent of £15,000 per annum exclusive.



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NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

Particulars

Prepared in June 2016.



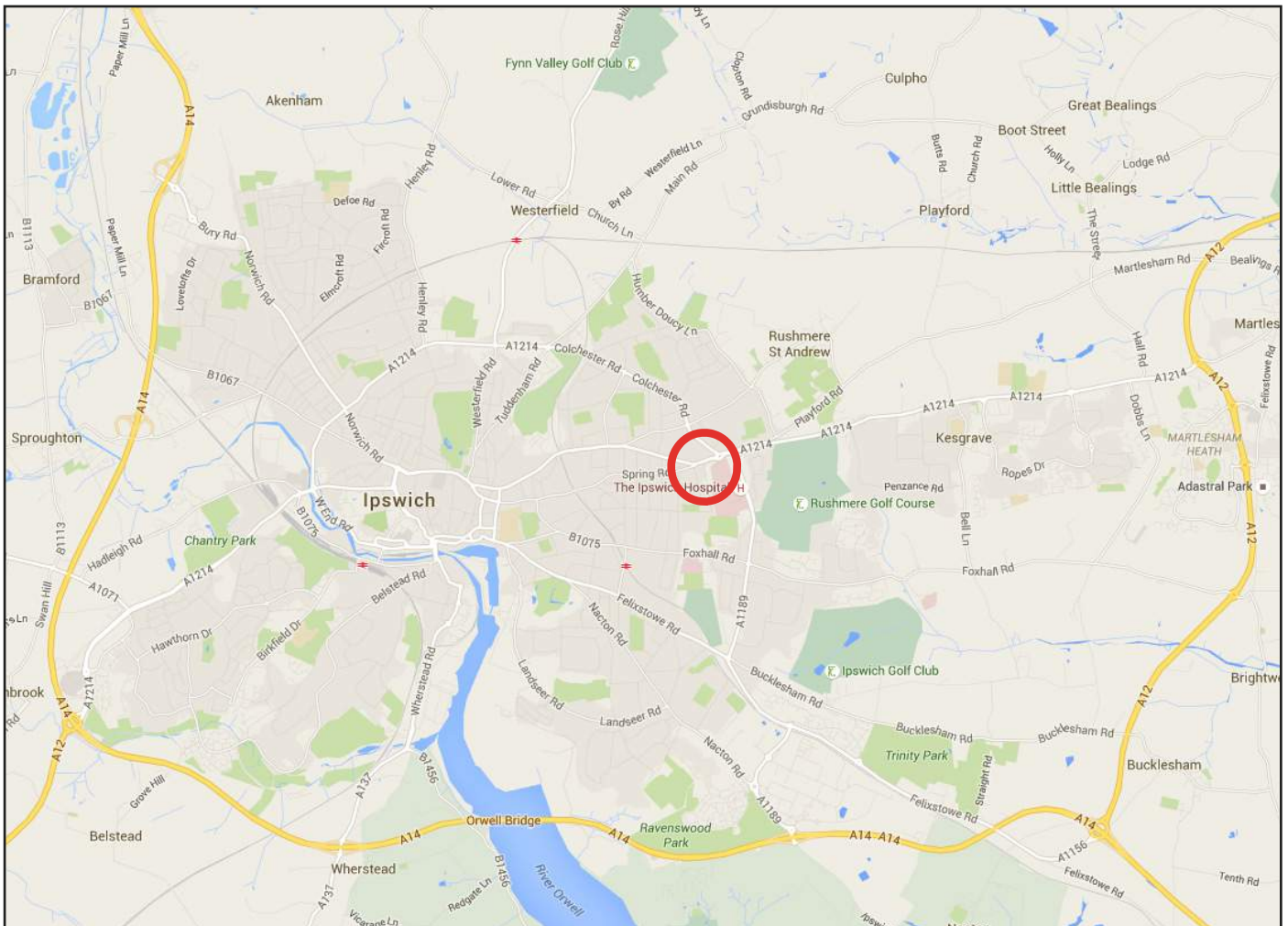
Viewing

Strictly by prior appointment with the sole agents:

Fenn Wright
1 Buttermarket, Ipswich, IP1 1BA

01473 232 701
fennwright.co.uk

Contact Mark Drummond
mhd@fennwright.co.uk



For further information

01473 232 701

fennwright.co.uk

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