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HUBBARD HOUSE, 6 CIVIC DRIVE, IPSWICH, SUFFOLK IP1 2QA

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TO LET – FIRST FLOOR OFFICE ACCOMMODATION 84.6 SQ M/911 SQ FT



TO LET

Unit 1 East Bank House

Tide Mill Way

Woodbridge

Suffolk

IP12 1BY

4 Designated on site car spaces
Office accommodation currently split
Into 3 offices
Close to the Tide Mill/River Deben/New
Whisstocks Chandlery development
New flexible lease terms
Rent £9,500 per annum exclusive

LOCATION

Woodbridge is a desirable Suffolk market town on the banks of the River Deben situated approximately 6.5 miles north east of Ipswich just off the A12. Woodbridge has an approximate population of 11,000 residents and is a strong commercial centre along with Martlesham Heath and Melton. Tide Mill Way is located off Quayside over the railway crossing close to Woodbridge train station to the south east of the town and walking distance to the town centre. Opposite Tide Mill Way is the new Whisstocks Chandlery development with occupiers such as Coffee Link and Suffolk Cottage Holidays.

DESCRIPTION

Tide Mill Way is a development of office/business units close to the Tide Mill in Woodbridge. Unit 1 is a self contained first floor office suite with its own front door at the front of the development adjacent to the car park entrance. Internally the suite is currently split into 3 cellular offices however it could be opened up if required and includes carpeting, strip lighting, night storage heaters, window blinds, series of storage cupboards and first floor reception area. There are male and female wc facilities and a kitchen. Outside and situated in the car park behind the security gate are 4 designated car parking spaces.

ACCOMMODATION

(Please note all areas are approximate)

Ground floor

Entrance lobby leading to stairs

Reception	15.4 sq m	165 sq ft
Office 1	19.1 sq m	205 sq ft
Office 2	19.46 sq m	209 sq ft
Office 3	10.5 sq m	113 sq ft

Corridor linking the offices 16.3 sq m 175 sq ft

Male wc, female wc

Kitchen 3.9 sq m 42 sq ft

Overall area 84.6 sq m 911 sq ft

Outside parking for 4 vehicles.

TERMS

The suite is available by way of a new lease length to be agreed subject to a proposed commencing rent of £9,500 per annum exclusive.

VAT

VAT is applicable to the rent.

SERVICE CHARGE

Service charge is payable in relation to the common areas of the estate incorporating water rates.

SERVICES

All main services connected except gas. We have not tested any services and any interested party should carry out their own due diligence in relation to the services offered by utility companies.

BUSINESS RATES

Rateable value £6,900. Business poundage 49.3p rates payable circa. £3,401.70 per annum. Note: Any interested parties should liaise with Suffolk Coastal District Council rates department to see which business rate poundage would be applicable to their business. Local Authority:

Suffolk Coastal District Council
East Suffolk House
Station Road
Melton
Woodbridge
IP12 1RT
Telephone 01394 383789.

EPC rating is G.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with Reader Commercial on 01473 289600 or martin@readercommercial.com

(plan is for location purposes only)

