



AVAILABLE TO LET

Newly Refurbished Detached Office Building with Ample Parking

**11 - 15 Schneider Business Park, Felixstowe,
Suffolk, IP11 3SS**

RENT

£18,950
per annum exclusive

FLOOR AREA

1,483 sq ft
[137.79 sq m]

IN BRIEF

- » Situated in an established business estate
- » Newly refurbished office suite with generous parking
- » Available for immediate occupation

LOCATION

Felixstowe lies approximately 10 miles south east of Ipswich and is a deep sea port handling the largest volume of international cargo in Britain. The A14 trunk road provides a direct dual carriageway link with the M1, the A12 and the M25.

Schneider Business Park is a complex of single and two storey business units, predominantly occupied as offices. The property is located at the entrance of the estate.

DESCRIPTION

The property comprises a detached office building of steel portal frame construction with brick/blockwork elevations beneath a pitched insulated metal clad roof. The elevations are interspersed with UPVC windows and pedestrian access doors. The ground floor is partitioned to provide a large open plan office, a boardroom, kitchen, lobby, cupboard and two WC's. A first floor mezzanine provides further storage.

The office has been newly refurbished to a high standard, with the main accommodation benefitting from newly installed LED recessed lighting and wall-mounted air-conditioning, as well as gas-fired central heating, suspended ceilings, perimeter trunking with data and power points, and carpeted flooring.

Externally a block paved forecourt to the front and side of the property provides ample parking.

ACCOMMODATION [Approximate Net Internal Floor Areas]

» Main Office	839 sq ft	[77.95 sq m]
» Boardroom	138 sq ft	[12.77 sq m]
» Store Cupboard	7 sq ft	[0.62 sq m]
» Kitchen	52 sq ft	[4.87 sq m]
» Entrance Lobby	131 sq ft	[12.22 sq m]
» Mezzanine Store	316 sq ft	[29.36 sq m]
» Total Net Internal Floor Area	<u>1,483 sq ft</u>	<u>[137.79 sq m]</u>





Indicative Floor Plan - Not To Be Relied Upon

BUSINESS RATES

According to the Valuation Office Agency, the office is assessed as follows:

Rateable Value: £15,250 | Rates Payable (2024/25): £7,609.75

The rates payable are based on the current UBR of £0.499. All interested parties should speak to the local rating authority to verify their rates liability.

SERVICES

It is understood the property is connected to mains water, electricity, gas and 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.

LOCAL AUTHORITY

East Suffolk Council,
East Suffolk House,
Riduna Park,
Station Road,
Melton,
Suffolk
IP12 1RT

Tel: 01394 383789

ENERGY PERFORMANCE CERTIFICATE [EPC]

D (89) Rating
(Ref: 9000-1947-0308-6770-1010)

TERMS

The premises are available on a new business lease upon terms to be agreed at an initial rent of £18,950 per annum exclusive.

It is understood that the property is not VAT elected.

SERVICE CHARGE

A service charge is payable in relation to the upkeep of the estate. Further details are available upon request.

LEGAL COSTS

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

VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE LETTING AGENTS:

Fenn Wright
1 Buttermarket
Ipswich
Suffolk
IP1 1BA

Contact: Hamish Stone

T: 01473 220211

E: hws@fennwright.co.uk



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created November 2025

