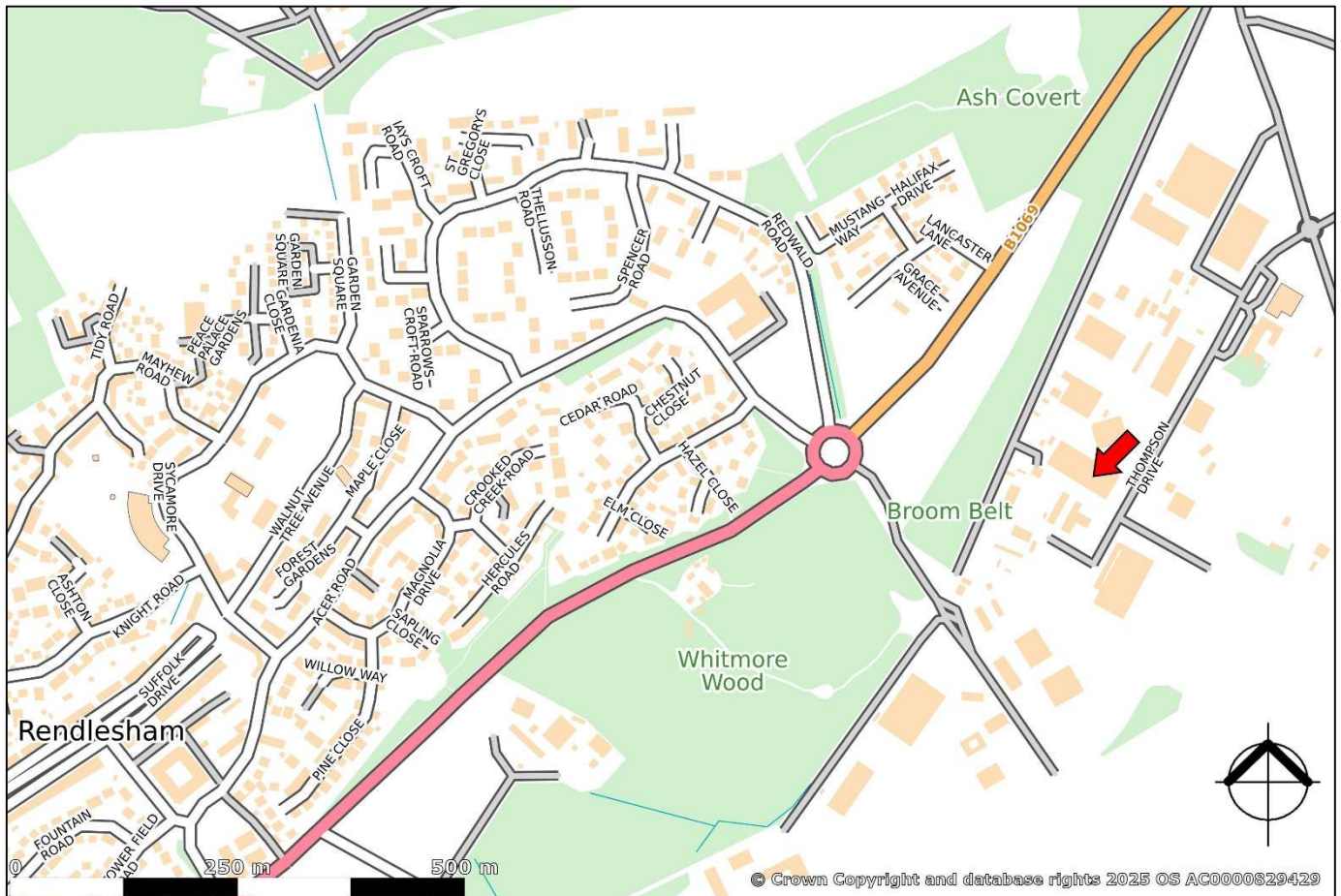


TO LET – 494.9 sq (5,327 sq ft) Workshop Unit with Car Parking Onsite



Unit C2, Zone C, Base Business Park, Rendlesham, Woodbridge, Suffolk IP12 2TZ

- **Approx. 494.9 sq m (5,327 sq ft)**
- **On established business park, good access to A12/A14**
- **4.3 miles from Melton and 7 miles from Woodbridge**
- **Loading bay and mezzanine floor storage**
- **To let on a new lease £30,000 per annum exclusive**

Location

The property is located in Rendlesham, 14 miles north-east of Ipswich, 4.3 miles from Melton and 7 miles from the market town of Woodbridge and the River Deben in the county of Suffolk. Road access is via the A1152 from Melton to the A12. The mainline railway station at Woodbridge provides a regular service from Ipswich to London Liverpool Street, and Melton railway station provides a service to Ipswich in a journey time of 25 minutes. The A12 joins the A14 linking the Port of Felixstowe (19 miles distant) with Cambridge and the Midlands.

Situation

The property is situated on the established Base Business Park in Rendlesham, which comprises a mix of warehousing, industrial space, offices and workshops.

Description

The property comprises a workshop unit with mezzanine floor storage and ground floor loading bay. There is onsite parking available.

Services & Service Charge

We understand that all mains services apart from gas are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition including IT and telecommunications links.

Service Charge is £3,500 per annum plus VAT.

Buildings insurance is currently £600.00 per annum plus VAT.

Energy Performance Certificate

Rating C59, Certificate Number 2625-2790-3233-6800-5463, valid until 26th January 2034.

Terms & Tenure

The premises are available to let on a new full repairing and insuring lease, for a term of years to be agreed, at a commencing rental of £30,000 per annum exclusive.

Accommodation (all areas are approximate)

Ground Floor Workshop	249.8 sq m	2,689 sq ft
Ground Floor Area	105 sq m	1,130 sq ft
Mezzanine Floor	105 sq m	1,130 sq ft
Ground Floor Loading Bay	35.1 sq m	378 sq ft
Total Floor Area	494.9 sq m	5,327 sq ft

Viewing

Strictly by prior appointment with the sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

01473 211933

shaun@penncommercial.co.uk

penncommercial.co.uk

Planning

The property currently has consent for Class B2/B8 use. All interested parties should contact East Suffolk Council on 0333 016 2000.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Business Rates

Rateable Value £13,750.

All interested parties should contact East Suffolk Council on 0333 016 2000.

VAT

VAT is applicable.