



**AVAILABLE TO LET**

**First Floor Office Suite within Attractive Rural Setting**

**Unit T Camilla Court, The Street,  
Nacton, Ipswich, IP10 0EU**

**RENT**

**£6,250**

per annum exclusive

**FLOOR AREAS**

**481 sq ft**

[44.64 sq m]

## IN BRIEF

- » Well presented offices in good location
- » Superfast broadband providing up to 100mb
- » Onsite car parking

## LOCATION

Camilla Court is situated in the centre of Nacton Village and is approximately 1.25 miles from the A14/A12 intersection. The A12 and A14 provide excellent road communications with the Port of Felixstowe, Cambridge, the Midlands and London via the A12.

The A1556 (Felixstowe Road) provides direct access into Ipswich town centre approximately 5 miles north west.

## DESCRIPTION

Camilla Court Business Centre comprises 24 business and office units, arranged around a central courtyard, providing tenant and visitor parking.

**Unit T** is positioned at the rear of the estate, at first floor level and comprises an open plan office together with glazed meeting room. The suite benefits from a separate WC and tea-point.

The specification includes LED lighting, perimeter trunking incorporating power & data and carpet floor coverings.

2 car parking spaces.

## ACCOMMODATION

[Approximate Net Internal Floor Areas]

|                                  |                  |                       |
|----------------------------------|------------------|-----------------------|
| » Office:                        | <u>481 sq ft</u> | [ <u>44.64 sq m</u> ] |
| » Total Net Internal Floor Area: | <u>481 sq ft</u> | [ <u>44.64 sq m</u> ] |





Indicative Floor Plan - Not To Be Relied Upon

### BUSINESS RATES

The office is assessed as follows:

Rateable Value: £5,300 | Rates Payable: £2,644.70

The rates payable are based on the current UBR of £0.499 for 2024/25. Small business rate relief may be available providing up to 100% exemption. All interested parties should make their own enquiries to verify their rates liability.

### PLANNING

The office has planning permission for offices within Class E (g) (i) of the Town & County Planning (Use Classes) Order 1987 (as amended).

All interested parties should make their own enquiries with the local planning authority to confirm their intended use.

### SERVICES

It is understood the premises is connected to mains water, electricity 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, Woodbridge, Suffolk, IP12 1RT

Tel: 01394 383789

### ENERGY PERFORMANCE CERTIFICATE [EPC]

B Rating (ref 2001-3162-5020-7393-5101)

### TERMS

The office is available to let on a new business lease, upon terms to be agreed and at an initial rent of £6,250 per annum exclusive.

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

The rent and service charge are plus VAT.

### LEGAL COSTS

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

VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE SELLING AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

Suffolk

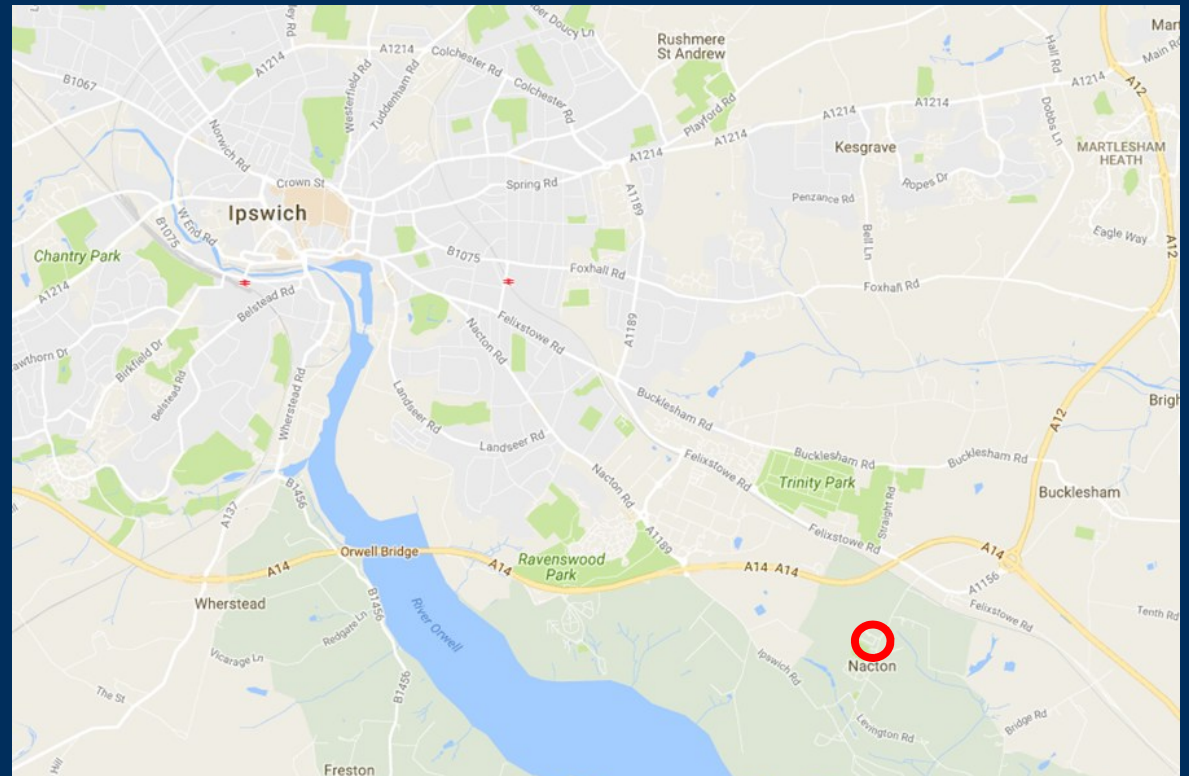
IP1 1BA

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Particulars created June 2025

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