

Unit C, Akenham Hall Farm, Henley Road, Ipswich, IP6 0HL



To Let

- Newly refurbished office unit
- Delightful rural working environment and only 2.5 miles from Ipswich town centre
- Ample on-site parking
- 170 sq m (1,832 sq ft) available on a new lease

01473 461203

email: lettings@sw-s.co.uk

Details

Location

By Road

Situated just outside Ipswich, Akenham Hall Business Units lies approximately 2.5 miles north of Ipswich on the Henley Road and offer a fantastic location together with easy access whilst offering the quality of life associated with the open countryside.

By Rail

Akenham Hall Business Units are 15 minutes from Ipswich Railway Station, with direct connections to London, Norwich, Cambridge and the East Midlands.

Description

Accessed via a private drive from the Henley Road, the premises benefit from the peace of a rural location and the convenience of good road access.

Unit C comprises a high-quality conversion of a traditional agricultural building. The development combines the original character of this traditional building with a modern office environment, providing an excellent office facility.

4 car parking spaces are allocated together with further visitor parking, however additional parking is available should this be required.

Accommodation

Unit C comprises an attractive converted red brick building, the specification of which includes electric heating and cooling, fluorescent lighting and floor coverings. Unit C comprises a large open plan office on the ground floor, together with two further individual offices, with stairs leading to a further open plan office area. Ancillary accommodation includes kitchen facilities, male and female WC's. Unit C is approximately 1,832 sq ft.

The premises has been newly refurbished to include new carpet tiles and wood effect flooring, kitchen facilities and newly installed WC's.

Sustainability

Solar panels have been installed elsewhere on the farm and have been carefully positioned in order that the Business Units utilise the electricity produced from this renewable energy source. Further details are available upon request.

Business Rates

The premises are assessed as follows:

Rateable Value:	£9,300
Rates Payable (2017/18)	£4,333.80 per annum

The rates are based on a UBR for the current year of 0.466 pence in the pound. Small business rate relief may be available providing up to 100% exemption. All interested parties should make their own enquiries with the local rating authority to verify their rates liability.

Local Authority

Mid Suffolk District Council
131 High Street
Needham Market
Ipswich
IP6 8DL

Tel: 01473 826622

Services

Mains electricity; water; private sewage plant.

Terms

The premises are offered under a Landlord and Tenant Act 1954 lease, which will be excluded from the Security of Tenure provisions at an initial rent of £13,500 per annum exclusive.

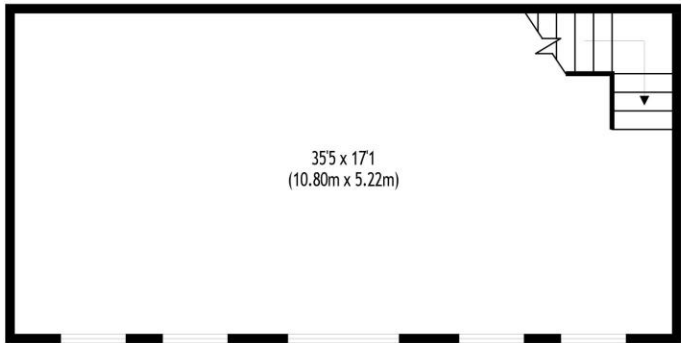
Service Charge

The landlord is responsible for maintaining the roadway and the structure of the building.

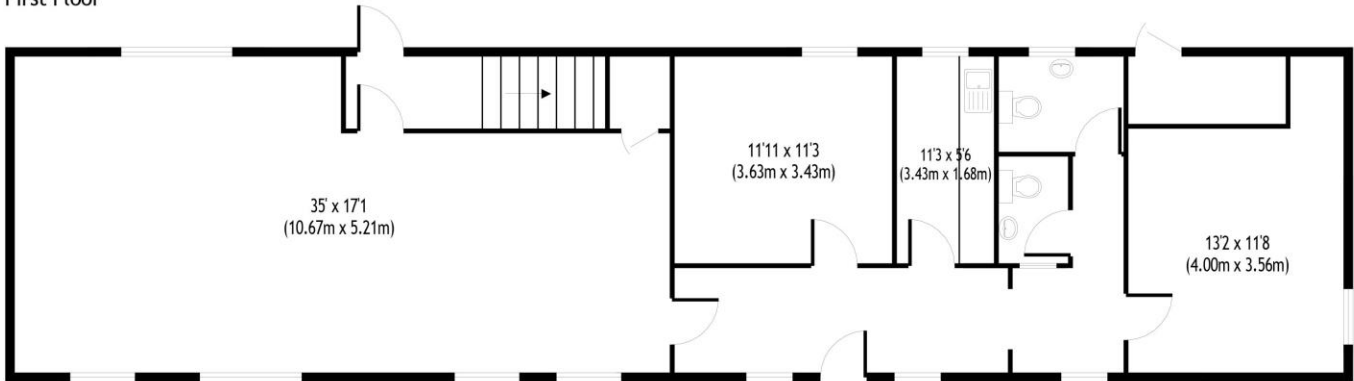
Legal Costs

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

Unit C, Akenham Hall Farm
 Approx. Gross Internal Floor Area - 1832 Sq ft / 170 Sq M



First Floor



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Energy Performance Certificate HM Government
 Non-Domestic Building

OFFICE BUILDING Certificate Reference Number:
 Akenham Hall Farm 0050-9920-0397-7251-6024
 Akenham
 IPSWICH
 IP6 0HL

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

.....Net zero CO₂ emissions

58 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 174
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 34.59

Benchmarks

Buildings similar to this one could have ratings as follows:

34 If newly built

92 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Particulars

Prepared in April 2017

Viewing

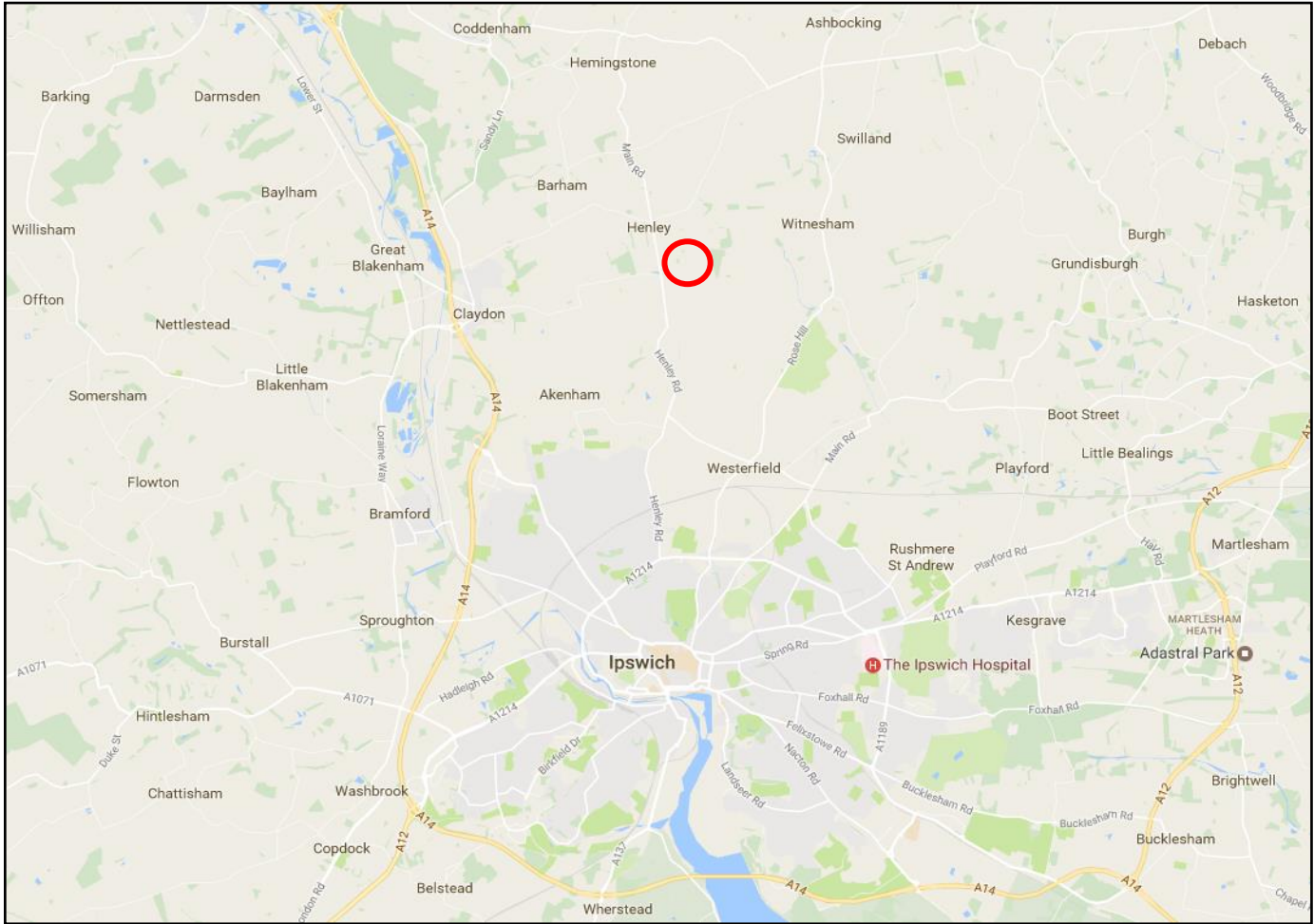
Strictly by appointment with the sole agents:

Summers Wykes-Sneyd
 Rivers Court
 High Street
 Sproughton
 Ipswich
 IP8 3AP

www.sw-s.co.uk

Contact: Ben Wheaton
 Tel: 01473 461203
 bw@sw-s.co.uk





Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations, but they are otherwise not intended to be relied upon in any way or for any purpose whatever and, accordingly, neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content. In the event of the agents, the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether verbal or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars.

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