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OFFICES

**HIGH PROFILED MODERN OFFICE BUILDING WITH
WORKSHOP/STORAGE WITH PARKING**



Unit 4
Plot 11 Maitland Road
Lion Barn Industrial Estate
Needham Market
IP6 8NZ

TO LET

RENT REDUCTION

Good quality office accommodation close
to the entrance of the park
Parking for 10 cars
New lease terms available

Hubbard House, Civic Drive, Ipswich, Suffolk IP1 2QA

Telephone: 01473 289600 **Fax:** 01473 289331

Email: info@readercommercial.com www.readercommercial.com





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LOCATION

The property is located close to the entrance of the popular Lion Barn Estate situated on the eastern side of Needham Market and approximately 2 miles from the A14 Felixstowe to midlands trunk road. Lion Barn estate is approximately 6.5 miles from the western fringe of Ipswich.

DESCRIPTION

This hybrid unit recently refurbished comprises a two storey end of terrace office building with the benefit of a workshop/storage area. The building is of steel frame construction with brick and block/profile steel cladded elevations under a profile steel roof. Internally comprises of office accommodation which has been cellurised into rooms of various sizes with the additional benefit of a storage/workshop facility accessed from a roller shutter door. Male and female wc facilities and kitchen are located on the ground floor and all offices are equipped with suspended ceilings with inset lighting with perimeter trunking, carpeting and central heating. Outside the front of the property are 10 car spaces.

ACCOMMODATION

(Please note all areas are appropriate)

Gross Internal area 262 sq m 2,823 sq ft

Currently comprised full hard glazed entrance lobby reception office, open plan office areas, male and female wc facilities. Within the area above is a warehouse of 92 sq m/990 sq ft

Warehouse door height 5.12 sq m 16 ft 8"
Door width 5.1 sq m 16 ft 7"

First floor total area 169.4 sq m 1,823 sq ft
Consists of 5 offices of varying sizes along with a boardroom

Overall area 431.7 sq m 4,647 sq ft

Outside car parking for 10 vehicles

SERVICES

We understand all main services are connected

TERMS

The property is available by way of a new 5 year full repairing and insuring lease without review at a rent of £25,000 per annum exclusive.

VAT

VAT is applicable.

SERVICE CHARGE

As per lease provision.

RATEABLE VALUE

The rateable value is £29,250 per annum. Rates payable for 2015/2016 £14,420.25 per annum.

EPC – attached PLANNING

Use is B1 but any interested parties should contact the planning department at Mid Suffolk District Council on 01449 724612

LEGAL COSTS

Each party to bear their own reasonable legal costs

VIEWING

Strictly by prior appointment with Sole Agents Reader Commercial on 01473 289600

martin@readercommercial.com

louise@readercommercial.com



Plan is for identification purposes only

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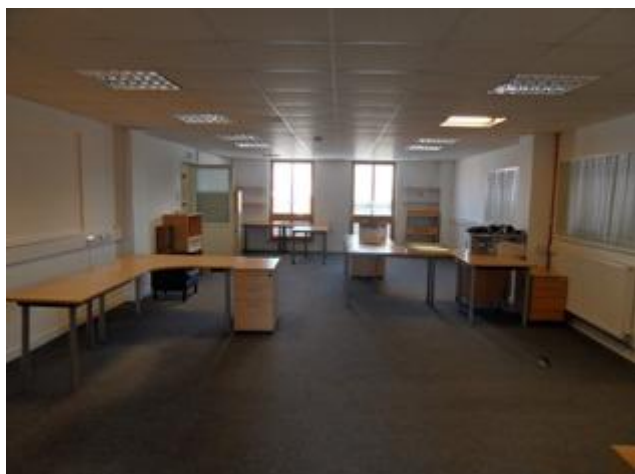
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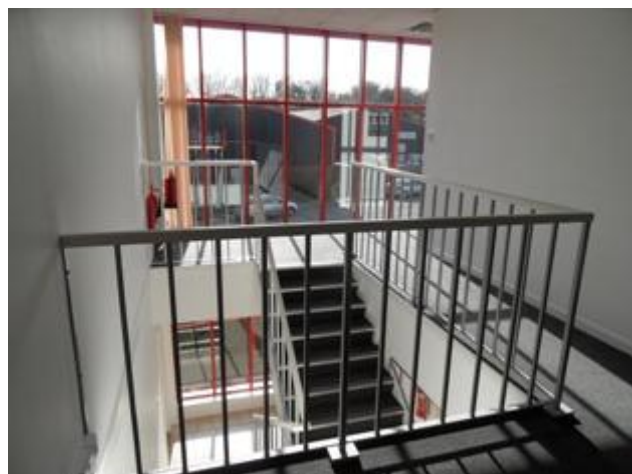
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Open plan office



First floor office 2



Lobby Area

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Energy Performance Certificate HM Government

Non-Domestic Building

Unit 4, Plot 11
 Lion Barn Industrial Estate, Maitland Road
 Needham Market
 IPSWICH
 IP6 8NZ

Certificate Reference Number:
 0220-4986-0374-9580-8020

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+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

62 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 452
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 40.87

Benchmarks

Buildings similar to this one could have ratings as follows:

25 If newly built

66 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.

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