

READER
COMMERCIAL

HUBBARD HOUSE, 6 CIVIC DRIVE, IPSWICH, SUFFOLK IP1 2QA

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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

HIGH TECH OFFICE TO LET/FOR SALE
MODERN HIGH TECH FIRST FLOOR OFFICE SUITES
187.1 SQ M/2,014 SQ FT TO 380.9 SQ M/4,100 SQ FT



TO LET/FOR SALE

Radio House

Orion Court

Great Blakenham

Suffolk

IP6 0LW

Available separately or as a whole

Located on the modern office park of Orion Court
north west of Ipswich

Good access to the A14 (junction 52)

Parking for up to 18 cars

Spec includes comfort cooling, laminate flooring and
excellent natural light

Rent from only £6 psf

LOCATION

Orion Court is located in Great Blakenham, 3 miles north west of Ipswich. Orion Court is just off the B113 close to junction 52 of the A14 Felixstowe to Midlands trunk road offering good links to Cambridge and the A12 corridor. Great Blakenham is scheduled for further investment over the next couple of years with a proposal for more hi tech warehouse and office accommodation subject to planning.

DESCRIPTION

Radio House is the only detached office unit situated in the centre of the scheme. The available accommodation is at first floor level in two suites which are available separately or as a whole. Each suite is equipped with comfort cooling, laminate flooring throughout, suspended ceilings with inset lighting and kitchenette and wc facilities for each suite. Immediately outside the building are up to 18 car spaces (some tandem parked).

ACCOMMODATION

(Please note all areas are appropriate)

Suite 1 – access off a shared entrance lobby with Town 102

Front area	98 sq m	1055 sq ft
Includes kitchenette and a partitioned office		
Rear area	95.8 sq m	1031 sq ft
Total Suite 1 area	193.8 sq m	2086 sq ft

Suite 2 – access via a private entrance lobby

Front area	95 sq m	1023 sq ft
Includes kitchenette and a partitioned office		
Rear area	92.1 sq m	992 sq ft
Includes a kitchenette and 2 partitioned offices		
Total Suite 2 area	187.1 sq m	2014 sq ft

Combined area	380.9 sq m	4100 sq ft
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Outside up to 18 car spaces available (some tandem parked)

SERVICES

Mains electric and water are connected.

TERMS

The suites are available by way of a new lease length to be agreed subject to 5 yearly upward only rent reviews where applicable, with a proposed commencing rent of only £6 psf. Alternatively the freehold is available. Offers are sought in the region of £750,000.

VAT

Vat will be applicable to the rent/freehold.

SERVICE, CHARGE

There will be a service charge payable to the estate. Please contact the agents for further information.

LOCAL AUTHORITY

Mid Suffolk District Council Tel 01449 724500.

BUSINESS RATES PAYABLE for 2017/18

Suite 1 - £9,786 pa
Suite 2 - £9,669.50 pa

Note these rates payable are approximate.

EPC – attached

LEGAL COSTS

Each party to bear their own legal costs

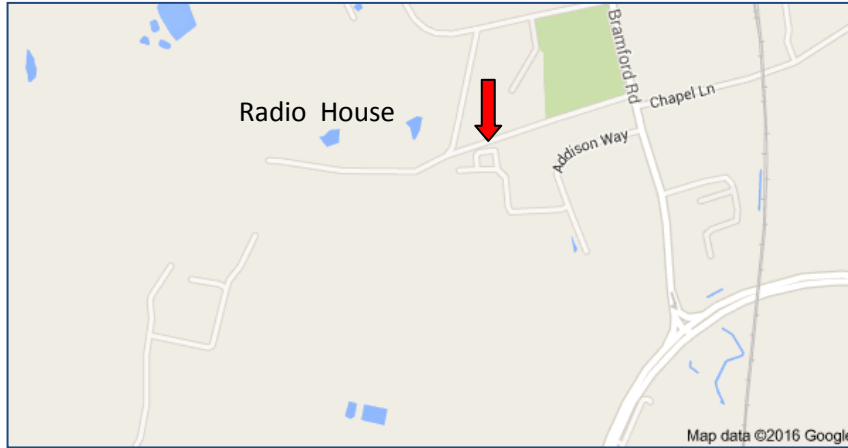
VIEWING

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

martin@readercommercial.com

louise@readercommercial.com

(plan is for location purposes only)



Suite 1



Suite 2



Energy Performance Certificate

Non-Domestic Building



Radio House
Orion Avenue
Great Blakenham
IPSWICH
IP6 0LW

Certificate Reference Number:
9236-3031-0096-0800-0521

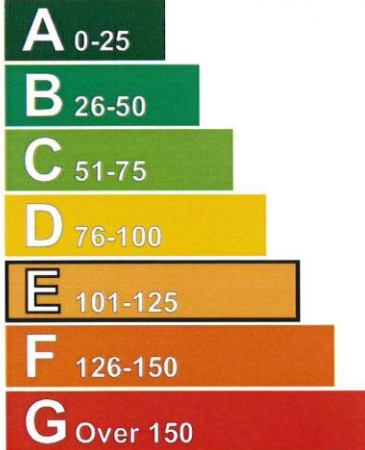
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



Net zero CO₂ emissions



◀ 117 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity
Building environment: Air Conditioning
Total useful floor area (m²): 816
Building complexity (NOS level): 4
Building emission rate (kgCO₂/m²): 66.7

Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built
83 If typical of the existing stock