

EWS

CHARTERED SURVEYORS



TO LET

BROOMVALE SIX, BROOMVALE BUSINESS CENTRE,
GREAT BLAKENHAM, IPSWICH, IP8 4JU

ATTRACTIVE BARN STYLE OFFICES

1,380 SQ FT (128.14 SQ M)

31 LOWER BROOK STREET
IPSWICH, SUFFOLK, IP4 1AQ

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LOCATION

Ipswich is one of East Anglia's most important commercial centres with a catchment population of about 350,000. There are good road links to the M25, Midlands and London via the A12 and A14. London Liverpool Street is just over an hour away by train.

Broomvale Business Centre is a popular and attractive office development situated about 3 miles north-west of Ipswich and readily accessible from the A14 trunk road which links the Port of Felixstowe on the east coast with Ipswich, Bury St Edmunds, Cambridge and The Midlands.

DESCRIPTION

An attractive detached two storey barn style conversion prominently located at the front of the development.

The premises provide predominately open plan accommodation on ground and first floors together with kitchen and wc facilities on ground floor.

There is parking for approximately 7 vehicles adjacent to the property.

ACCOMMODATION

All measurements approximate

Ground floor

Offices 649 sq ft (60.30 sq m)
Kitchen 27 sq ft (2.47 sq m)
+ WC

First Floor

Offices 704 sq ft (65.37 sq m)
(including areas with a headroom of less than 1.5m)

Total 1,380 sq ft (128.14 sq m)

RATES

As advised Ipswich Borough Council:

Rateable Value (2010): £16,000.00
Estimated Rates Payable (2010/11): £ 6,928.00

ENERGY PERFORMANCE CERTIFICATE

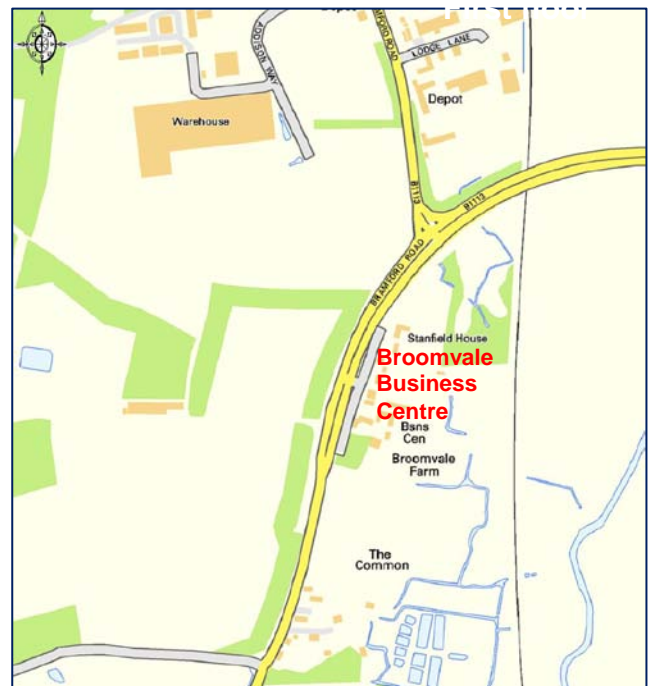
An EPC has been commissioned and will be available shortly.

TERMS

A new full repairing and insuring lease for a term of years to be agreed, incorporating upward only rent reviews at the yearly intervals.

RENT

£14,000 (fourteen thousand pounds) per annum exclusive



VIEWING / FURTHER DETAILS EWS TELEPHONE 01473 216 200
CLARE WRIGHT

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