

# EWS

CHARTERED SURVEYORS



**TO LET**

FRAMLINGHAM TECHNOLOGY CENTRE,  
STATION ROAD, FRAMLINGHAM, IP13 9EZ

AWARD WINNING, HIGH QUALITY, AFFORDABLE,  
SERVICED OFFICE AND WORKSHOP ACCOMMODATION

FLEXIBLE TERMS AVAILABLE  
FROM AS LITTLE AS £275 PER MONTH

(subject to contract)

31 LOWER BROOK STREET  
IPSWICH, SUFFOLK, IP4 1AQ

**01473 216 200**

team@ews.co.uk  
www.ews.co.uk

## LOCATION

Framlingham is an attractive and thriving market town made famous for its 12<sup>th</sup> Century Castle. It is situated 17 miles north east of Ipswich and 9 miles north of Woodbridge. The town is served by a good range of commercial, residential and educational facilities.

Framlingham Technology Centre is located on Station Road, about half a mile south of the town centre.

## DESCRIPTION

Built in 2001, this impressive building provides high quality serviced office and workshop accommodation.

Facilities include:

- Air conditioned suites
- Ample, free car parking
- High speed broadband access
- 24 hour, 365 day access on-site
- Modern 35 seat conference theatre, including video conferencing
- Impressive reception area – manned between 8.30am & 6.00pm
- Free use of meeting rooms
- Modern kitchen facilities
- Showers
- Located within landscaped grounds

## ACCOMMODATION

Various suites ranging in size from approximately 100 sq ft to 500 sq ft to suit start-up businesses, growing companies and established organisations.

## RATES

Business rates will be payable, the cost of which will relate to the size of the suite let.

## ENERGY PERFORMANCE CERTIFICATE

Rating: C (61)

## TERMS

The suites are available on flexible lease agreements, on terms to be agreed. Rental information available, on request.

A full availability schedule is available, on request.



[VIEWING / FURTHER DETAILS](#) **EWS** [TELEPHONE 01473 216 200](#)

**GEORGE WOODWARD**

email: [george.woodward@ews.co.uk](mailto:george.woodward@ews.co.uk)