

# EWS

CHARTERED SURVEYORS



**TO LET / FOR SALE**

UNIT 1 DELPHUS, ORION COURT, GT BLAKENHAM,  
IP6 OLW

TWO STOREY OFFICE PREMISES  
WITH WAREHOUSE / STORE

2,905 SQ FT (269.79 SQ M)

## LOCATION

Orion Court is a popular office development, situated about 3 miles north-west of Ipswich and readily accessible from the A14 dual carriageway, which links the Port of Felixstowe on the east coast with Ipswich, Bury St Edmunds, Cambridge and The Midlands.

## DESCRIPTION

1 Delphus is a prominent, 2 storey semi detached building providing mainly open plan office accommodation, with some individual offices created from high quality, part glazed partitioning.

The ground floor also includes a warehouse / store with access to a small private yard at the side of the property.

Features include:

- Private parking
- Suspended ceilings
- Air conditioning
- Wood flooring
- Kitchen & wc facilities

## ACCOMMODATION

All measurements approximate

### Ground Floor

Offices	65.49 sq m	(705 sq ft)
Warehouse	71.15 sq m	(766 sq ft)
Toilet		

### First Floor

Offices & Kitchen	133.15 sq m	(1,433 sq ft)
2 toilets		
<b>Total</b>	<b>269.79 sq m</b>	<b>(2,905 sq ft)</b>

## RATES

As advised by Mid Suffolk District Council:

Rateable Value (2017)	£26,500.00
Rates Payable (2018/19)	£12,720

## VIEWING

Please contact George Woodward. EWS Ltd, Tel: 01473 216200, email [George.woodward@ews.co.uk](mailto:George.woodward@ews.co.uk)

## TERMS

A new full repairing and insuring lease, (partly by way of service charge) for a term of years to be agreed, incorporating upward only rent reviews at three yearly intervals.

Alternatively, the freehold interest might be available.

## RENT

£22,500 (Twenty-two thousand five hundred pounds) per annum exclusive.

Agent's note: Our client's strong preference is to let this building but a freehold sale would be considered in the event of an exceptional offer to purchase it being received.

## ENERGY PERFORMANCE CERTIFICATE

Rating E (105)

