

EWS

CHARTERED SURVEYORS



FOXWOOD HOUSE
ENTRANCE

TO LET

SUITE 4, FOXWOOD HOUSE, DOBBS LANE, KESGRAVE, IP5 2QQ

MODERN OFFICE SUITE

2,056 SQ FT (191.00 SQ M)

31 LOWER BROOK STREET
IPSWICH, SUFFOLK, IP4 1AQ

01473 216 200

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

LOCATION

Kesgrave is situated on the eastern edge of Ipswich, about five miles from the town centre, and benefits from its close proximity to the A12, which links London to Lowestoft and is only about three miles north of the A12/14 intersection, giving easy access by road to the Port of Felixstowe.

Martlesham Heath, with its BT Adastral Park Research Centre, large and expanding office/industrial estate and retail park (which includes a Tesco superstore) is also very close.

Foxwood House is situated in Dobbs Lane, just off Main Road (A1214).

DESCRIPTION

A first floor, mainly open plan, office suite.

The suite benefits from seven on-site car parking spaces and there are landscaped gardens to the rear.

The suite shares the main entrance hall, which has a coded entry system and WC facilities.

ACCOMMODATION

All measurements approximate

Total 2,056 sq ft (191.00 sq m)

RATES

As advised by Suffolk Coastal District Council:

Rateable Value (2010): £12,000.00

Estimated Rates Payable (2013-14): £ 5,652.00

(Please note – the above figures are estimates only; this is due to the recent revaluation of Business Rates. All applicants are advised to contact Suffolk Coastal District Council's Business Rates team for further information)

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

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.

RENT

Available at the competitive rental of **£7.50 per sq ft.**

Equating to £15,500 (fifteen thousand five hundred pounds) per annum exclusive.



VIEWING / FURTHER DETAILS **EWS** TELEPHONE 01473 216 200

GEORGE WOODWARD

email: george.woodward@ews.co.uk