Know Your Neighbours!

MC Contracts Ltd
Building Services

RIDUNA PARK

Station Road, Melton, Woodbridge, Suffolk IP12 1QT

(PHASE ONE ILLUSTRATED)

STUNNING NEW FREEHOLD OFFICES

- High spec incl. air con
- Allocated and visitor parking
- Honey & Harvey café now open
- Phase Two now released

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savills

Riduna Park, Melton, Woodbridge

Situation & Description
Riduna Park is a pleasant landscaped development providing Woodbridge with a unique 'edge of town' office scheme in a 'park' environment. A scenic entrance and appealing curved architecture add to the contemporary nature of Riduna Park, yet the A12 is approximately 1 mile whilst Woodbridge town centre is approx. 1.5 miles. Melton station (opposite) provides local train services to Ipswich and Lowestoft plus the intermediate stations.

Suffolk Coastal District Council have made a major commitment to the scheme by securing approx. 25,000 sq ft in the first phase.

Phase Two is now under construction with practical completion scheduled for April/May 2018.

Accommodation
Units 10 – 18 each of 2,540 sq ft (gross)/2,270 sq ft (net)

Features Include
* 8 allocated parking spaces per building
* Plus separate visitor parking
* Flexibility to sub-let/separate floors
* Kitchenette
* Ground floor WC/wet room
* First Floor WC
* Wooden floors
* Aluminium framed double glazing
* Mono pitched roofs: wooden cladding
* Air cooling/heating
* LED lighting
* 3 Phase CAT 6 cabling
* High speed internet

Timetable
The units are due to be ready for occupation in April 2018.

Terms
Each building £425,000 freehold.

VAT
We understand that VAT is applicable in this instance.

Rates
Feedback from the valuation Office indicate that each building will have a rateable value of £27,250. This is payable at 47.9p in financial year 2017/18.

Working Hours
We understand that week day working hours are 7am to 7pm although we understand that the local authority are happy to look an application to relax/extend these with a comfort of a known/named end user.

Service Charge
A service charge of £1.00 per square foot (i.e. £2,270 p.a.) is payable by way of a contribution by each occupier to the maintenance of roadways and landscaping etc.

For further information please contact sole agents Savills: Tel: (01473) 234800.
Email: cmoody@savills.com.

Important Notice
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