

Unit C, Akenham Hall Farm, Henley Road, Ipswich, IP6 0HL



## To Let

- Delightful rural working environment and only 2.5 miles from Ipswich town centre
- Ample on site-parking
- 170 sq m (1,832 sq ft)
- £13,500 per annum exclusive

Newly  
Refurbished  
Office Unit



Winning deal winner and deal maker for the 3rd year running  
Estates Gazette (February 2016)

# Details

## Location

Situated just outside Ipswich, Akenham Hall Business Units lies approximately 2.5 miles north of Ipswich on the Henley Road and offer a fantastic location together with easy access whilst offering the quality of life associated with the open countryside.

Akenham Hall Business Units are 15 minutes from Ipswich Railway Station, with direct connections to London, Norwich, Cambridge and the East Midlands.

## Description

Accessed via a private drive from the Henley Road, the premises benefit from the peace of a rural location and the convenience of good road access.

Unit C comprises a high quality conversion of a traditional agricultural building. The development combines the original character of this traditional building with a modern office environment, providing an excellent office facility.

4 car parking spaces are allocated together with further visitor's parking, however additional parking is available should this be required.

## Accommodation

Unit C comprises an attractive converted red brick building, the specification of which includes electric heating and cooling, fluorescent lighting and floor coverings.

Unit C comprises a large open plan office on the ground floor, together with two further individual offices, with stairs leading to a further open plan office area. Ancillary accommodation includes kitchen facilities, male and female WC's. Unit C is approximately 1,832 sq ft.

The premises has been newly refurbished to include new carpet tiles and wood effect flooring, kitchen facilities and newly installed WC's.

## Local Authority

Mid Suffolk District Council  
131 High Street  
Needham Market  
Ipswich IP6 8DL

Telephone: 01473 826622

## Business Rates

The premises are assessed as follows:

Rateable Value:	£9,300
Rates Payable (2017/18)	£4,333.80 per annum

The rates are based on a UBR for the current year of 0.466 pence in the pound. Small business rate relief may be available providing up to 100% exemption. All interested parties should make their own enquiries with the local rating authority to verify their rates liability.

## Sustainability

Solar panels have been installed elsewhere on the farm and have been carefully positioned in order that the Business Units utilise the electricity produced from this renewable energy source. Further details are available upon request.

## Services

Mains electricity, water, private sewage plant.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility providers in connection with the availability and the capacity of all those serving the property, including IT and telecommunications links.

## Terms

The premises are offered under a Landlord and Tenant Act 1954 lease, which will be excluded from the Security of Tenure provisions at an initial rent of £13,500 per annum exclusive.

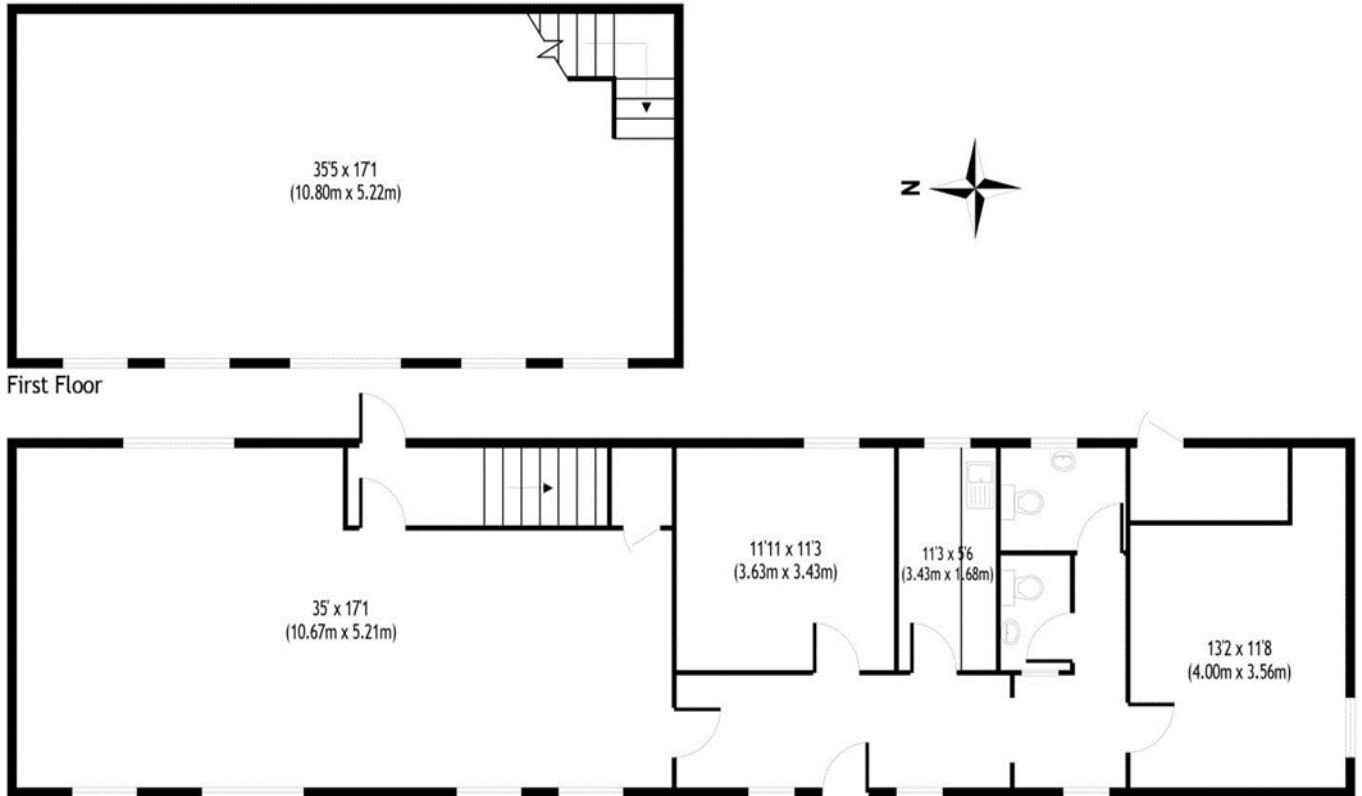
## Service Charge

The landlord is responsible for maintaining the roadway and structure of the building.

## Legal Costs

Each party is to be responsible for their own legal costs.

Unit C, Akenham Hall Farm  
Approx. Gross Internal Floor Area - 1832 Sq ft / 170 Sq M

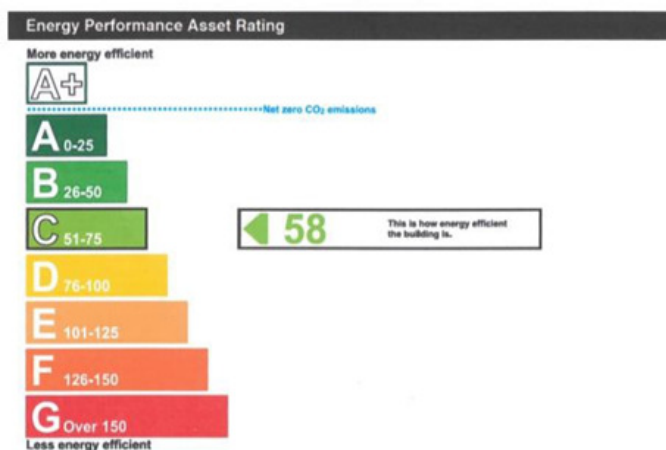


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## Particulars

Prepared in May 2017.

## EPC



## Viewing

Strictly by prior appointment with the joint sole agents:

### Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**

**fennwright.co.uk**

Contact Mark Drummond

mhd@fennwright.co.uk

### Summers Wykes-Sneyd

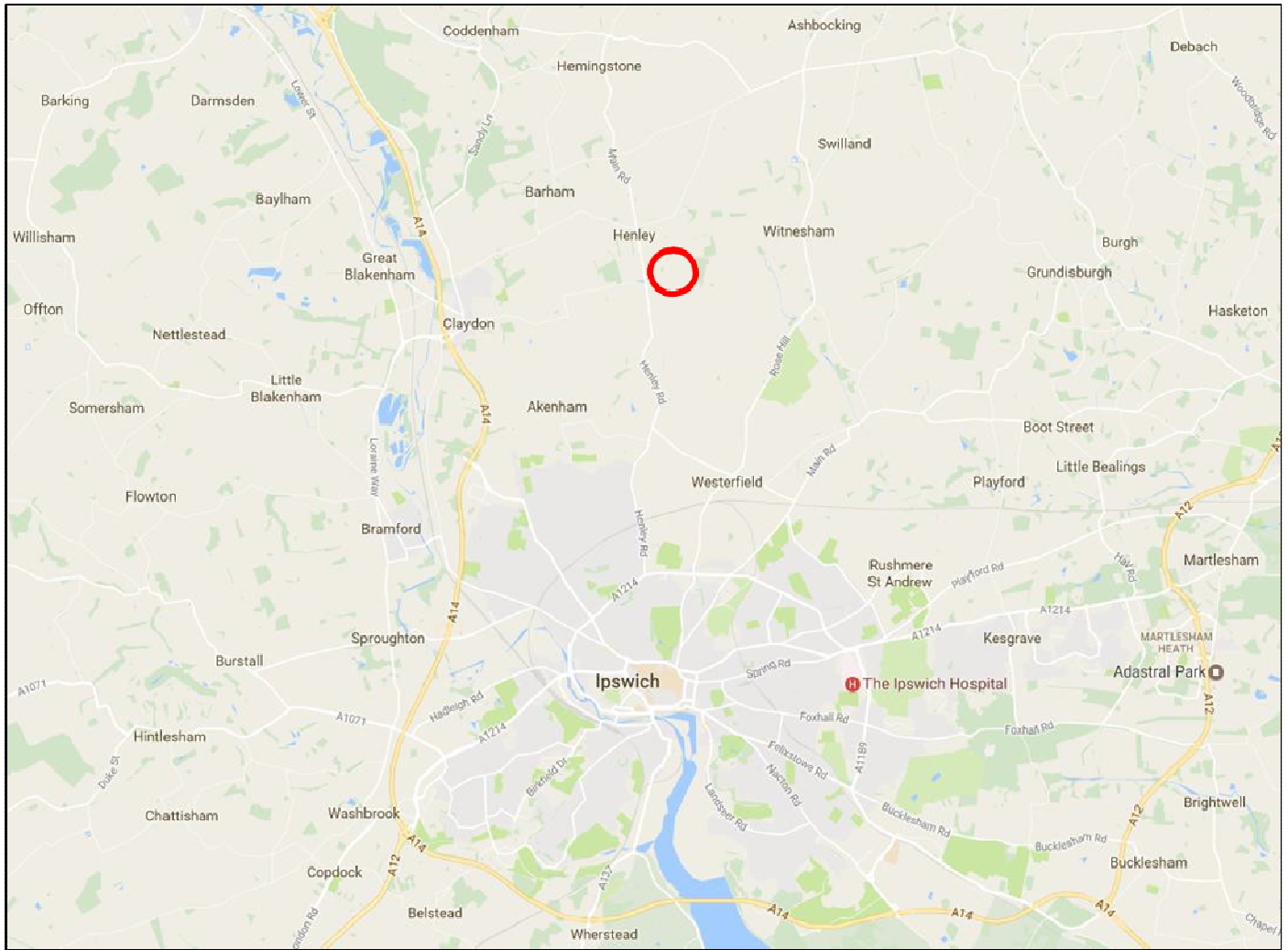
Rivers Court, High Street, Sproyngton, Ipswich, IP8 3AP

Contact Ben Wheaton

01473 461 203

bw@sw-s.co.uk

**SUMMERS  
WYKES-SNEYD**



For further information

**01473 232 701**  
fennwright.co.uk

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