

01206 577667

www.whybrow.net



High Specification Office Suite – To let



## Orwell House, Ferry Lane, Felixstowe, Suffolk, IP11 3AQ

Asking Rents From: £7,150 Per Annum Exclusive

550 - 1,404 Sq. Ft (51 - 130 Sq. M)

- Excellent Access to Felixstowe Port
- Associated Roads Including the A14
- Ample On Site Parking with On Site Management
- Comfort Cooling & 24 Hour CCTV Remote Monitoring

## Location

Orwell House is located directly adjacent to the A14 and Felixstowe Port which is the largest container Port in the UK. The A14 provides excellent road links with the neighbouring town of Ipswich and further links to Norwich via the A12.



## Description

The property comprises an attractive crescent shaped complex with accommodation over two floors providing superb office accommodation with high specification suites at 421 sq. ft with all suites benefiting from full carpeting, excellent lighting and newly decorated suites prior to handover of keys. The property further benefits from comfort cooling, 24 hour CCTV, remote monitoring, on-site management with company employed personnel, allocated parking lots and over 400 marked and numbered parking spaces on site. With parking allocated per occupier, short term lorry park for document clearance, attractive landscaped gardens and close to Felixstowe town centre and seafront.

## Accommodation

The following suites are available to let on flexible lease terms:

<b>Suite 7B</b>	<b>550 sq. ft (51 sq. m)</b>
<b>Suite 10B</b>	<b>1,404 sq. ft (130 sq. m)</b>

## Terms

The offices are available on flexible lease terms for a period of years to be agreed subject to VAT at the prevailing rate and exclusive of service charge. Further details can be provided upon request.

## Rent

£7,150 - £18,252 per annum exclusive.

## Legal Fees

Each party is to bear their own legal costs incurred during the course of any transaction.

## Planning

Interested parties are advised to contact the local Planning Authority to satisfy themselves that their proposed use conforms with the current planning consent.

## Business Rates

Interested parties are advised to make their own enquiries with the Local Authority regarding their Business Rates liability.

## Energy Performance Certificate

The properties have an energy efficiency rating of: TBC



**Maria Newman**  
m.newman@whybrow.net  
01206 577667



**Charntelle Goodyear**  
Charntelle.goodyear@whybrow.net  
01206 577667