

# OFFICE PREMISES

1 ST. JOHN'S STREET  
WOODBIDGE  
IP12 1EB

## GROUND, FIRST AND SECOND FLOOR OFFICES TO LET



### LOCATION:

The property is situated in the heart of Woodbridge Town Centre, close to one of the Town's main car-parks and a short walk from the Town's main shopping street.

Woodbridge is a prosperous and affluent Suffolk Market Town located on the banks of the River Deben.

### ACCOMMODATION:

#### **On the Ground Floor:-**

Retail Area: 49.1m<sup>2</sup>  
Offices: 19.7m<sup>2</sup> plus 14.4m<sup>2</sup> plus 14.1m<sup>2</sup>  
Total: 97.3m<sup>2</sup>

### V.A.T.:

We understand that the premises will be elected for V.A.T.

### ACCOMMODATION:

#### **On the First Floor:-**

Suite A:	6.97m x 7.63m plus 4.26m x 3.65m plus 3.80m x 3.83m	Total: 83.28sqm
Suite B:	8.17m x 3.55m less 1.16m x 2.58m	Total: 26.01sqm

#### **On the Second Floor:**

Suite C:	3.58m x 7.13m	Total: 25.52sqm
Suite D:	6.86m x 8.23m	Total: 56.45sqm
Suite E:	3.78m x 3.82m	Total: 14.44sqm

### DESCRIPTION:

The premises provide flexible accommodation within the town centre and the offices are available individually as suites or any combination. The premises are to be refurbished to provide quality accommodation in this listed building and incorporating new lighting and heating throughout new floor coverings and decoration and interested parties can have an input to colour schemes to match corporate branding.

**elsom spettigue associates**

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**ENERGY PERFORMANCE CERTIFICATE:**

Due to the fact that the property is Grade II Listed the accommodation is exempt from an EPC.

**BUSINESSS RATES:**

**TO BE ASSESSED**

**SERVICES:**

We understand that the property is on mains drainage, mains water and mains electricity.

**TERMS:**

The premises are being offered on the basis of a new lease for a minimum term of 3 years and on full repairing and insuring basis, and at a rental equating to £12 per square foot exclusive outgoings.

**LEGAL COSTS:**

Each party will be responsible for their own legal costs incurred in the transaction.

LOCATION PLAN



These particulars are provided only as a general guide to the property and do not form part of any contract. Whilst all details are given in good faith, and are believed to be correct, any intended purchaser or tenant must satisfy themselves independently as to their accuracy. Elsom Spettigue Associates are not authorized to make or give representation or warranty whatever in relation to this property.



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