

# TO LET

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## *Suite B Brightwell Court*

*Martlesham Heath Business Park Ipswich Suffolk IP5 3RF*



**RENT £38,450 PAX**

### **LOCATION**

Ipswich is the County town of Suffolk with a population of approximately 130,000 and a catchment area of over 250,000. It occupies a strategic position close to the International Container Port of Felixstowe and the interchange of the A12 and A14 trunk roads. The town is also served by a rail service to London-Liverpool Street with a journey time of approximately 75 minutes.

Martlesham Heath Business Park is located adjacent to the A12 dual carriageway and BT's Global Research Centre Adastral Park. Other occupiers of Brightwell Court are Itron and DHL and neighbouring office occupiers include Barker Gotelee solicitors and Lockdales Auctioneers.

### **DESCRIPTION**

Brightwell Court is a modern recently refurbished two storey multi-let office building fronting the A12 with generous on-site parking provision. Suite B has its own dedicated entrance and is predominantly an open plan office with a large glazed meeting room, small private office and server room. To the rear of the accommodation are communal male and female toilet facilities.

### **ACCOMMODATION**

The premises provide the following approximate floor areas:

Suite B	2,261 sqft
Ground Floor	(210.04sqm)

Areas provided on a Net Internal Area (NIA) basis.

## TERMS

The premises are available on a new effectively FRI lease for a minimum term of 5 years at a rent of **£38,450 per annum exclusive**.

## RENTS

Rents are exclusive of VAT, estate charges, buildings insurance and are payable quarterly in advance.

## BUSINESS RATES

We understand that the property has the following rating assessment from 1<sup>st</sup> April 2026:

Rateable Value:                    £ 26,000  
Rates Payable (26/27):    £ 12,974

## SERVICE CHARGE

A service charge will be levied in respect of a contribution toward the upkeep of communal areas in the building and the upkeep and maintenance of the estate.

## BUILDINGS INSURANCE

The Tenant is to reimburse the Landlord the cost of Buildings Insurance Premium.

## PLANNING

We understand that the property has a planning use of Class E.

## LEGAL COSTS

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

**EPC** - Energy Rating D:94

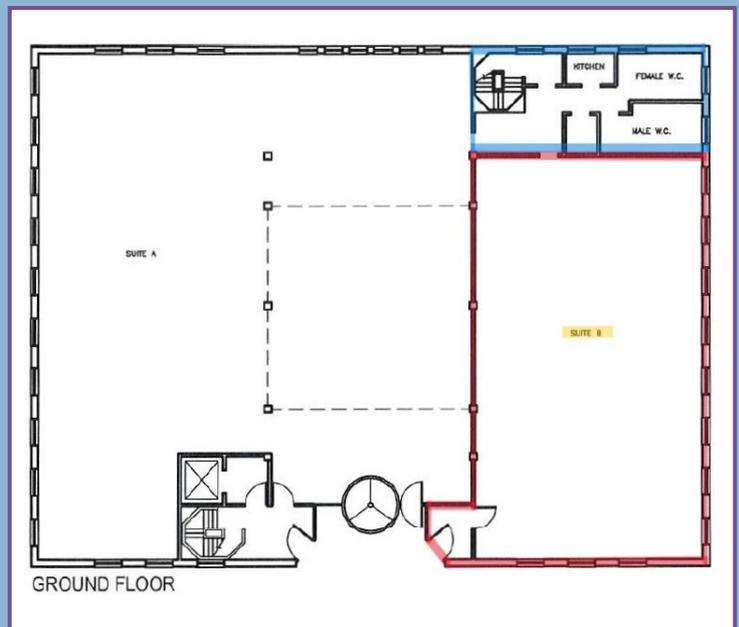
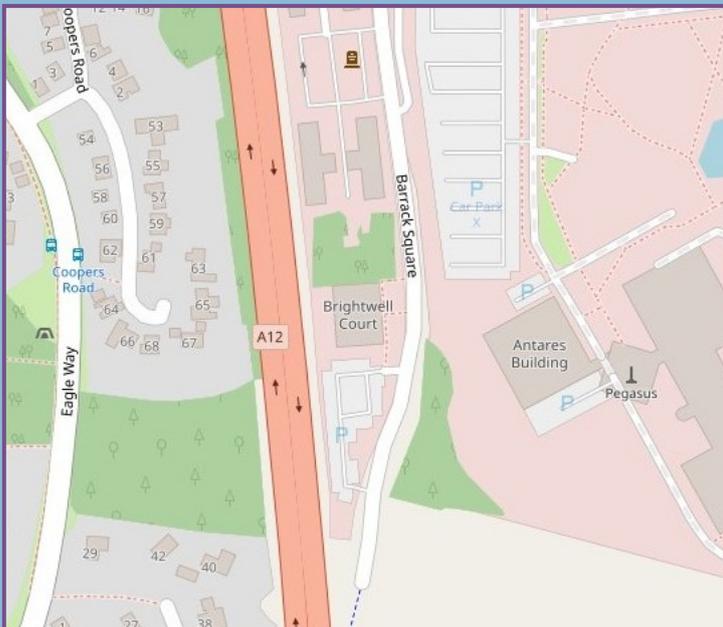
## VIEWING & INFORMATION

Strictly by prior appointment with the Agent:

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