

# TO LET

## MODERN OFFICE / BUSINESS UNIT



19/19a DEBEN MILL BUSINESS CENTRE, WOODBRIDGE  
SUFFOLK IP12 1BL

RENT £27,250 PAX

### DESCRIPTION

This semi-detached two storey property provides flexible accommodation with on site car parking and is in excellent condition throughout. The property is of brick construction under a tiled roof with aluminium and double glazed windows and two small balconies at first floor level. Internally the space is fully carpeted throughout with air conditioning and kitchen and toilet facilities on both floors.

Deben Mill business centre benefits from a security barrier entry system and is the towns only recognised business park home to a number of professional office users and service providers.

### LOCATION

Deben Mill Business Centre is a modern purpose built business park constructed in 2010 and is situated approximately half a mile from Woodbridge Town Centre, two miles from the A12 dual carriageway and one mile from Woodbridge Station.

### ACCOMMODATION

The premises has the following approximate dimensions:

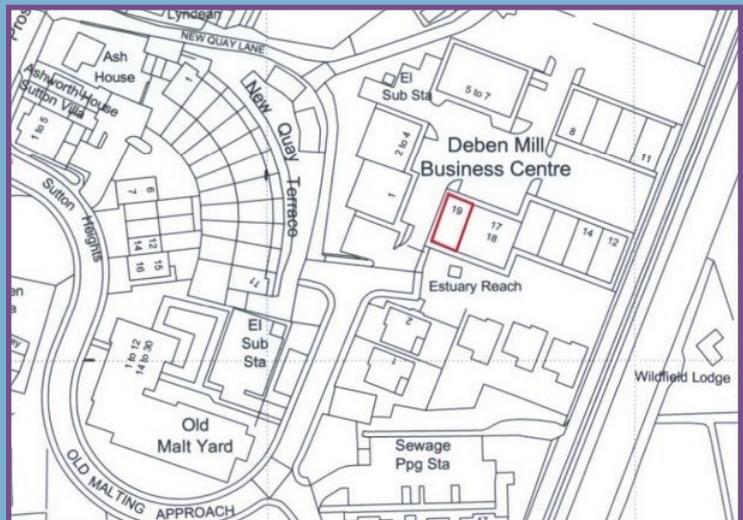
Ground Floor

Reception & 3 offices: 70.70 m<sup>2</sup> 761sqft

First Floor

Open Plan Office : 78.09 m<sup>2</sup> 841 sqft

**Total : 148.79 m<sup>2</sup> 1,602 sqft**



## TERMS

The premises are offered on the basis of a new lease for a minimum term of five years on full repairing and insuring basis at a rent of **£27,250** per annum exclusive.

## BUSINESS RATES

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

Rateable Value: £19,500

Rates Payable (26/27) **£9,730.50**

The above figures do not take into account any rates relief for qualifying occupier.

## PLANNING

We understand that the property is registered under Use Class E but interested parties should make their own planning enquires.

## VAT

We understand the property is elected for VAT.

## SERVICES

We understand that mains drainage, water and electricity are connected to the property.

## EPC

This property's energy rating is TBC.

## LEGAL COSTS

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

## VIEWING & INFORMATION

By strict appointment only please contact:

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### IMPORTANT NOTICE

In accordance with anti-money laundering regulations interested parties will be required to provide certain information in accordance with AML legislation.

### IMPORTANT NOTICE

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 authorised to make or give representation or warranty whatever in relation to this property.