

14/14a Riduna Park

STATION ROAD, MELTON, WOODBRIDGE, SUFFOLK IP12 1QT

Offices - To Let/For Sale



KEY HIGHLIGHTS

- High Quality Office/Business Unit
- 2,468 ft² (229.32 m²)
- Good Access to A12
- Located on popular Riduna Park
- 8 allocated car parking spaces

LOCATION

Riduna Park is an attractive landscaped development providing Woodbridge with a unique 'edge of town' office scheme in a 'park' environment. A scenic entrance and appealing curved architecture add to the contemporary nature of Riduna Park, yet the A12 is approximately 1 mile whilst Woodbridge town centre is approx. 1.5 miles. Melton station (opposite) provides local train services to Ipswich and Lowestoft plus the intermediate stations. Riduna Park also benefits from a Honey + Harvey Cafe, Gym and Vets.

DESCRIPTION

The premises comprise a mid terrace two storey office building with a mix of open plan and cellular offices with w/c facilities, a kitchenette, wooden floors, suspended ceiling with recessed LED lighting, together with air heating and cooling system.

To the front and rear of the building are a total of 8 allocated parking spaces, with separate visitor/overflow car parking available on the estate.

ACCOMMODATION

On a Gross Internal Area (GIA) basis the property measures:

	ft ²	m ²
Unit 14a - Ground Floor	1,234	114.66
Unit 14 - First Floor	1,234	114.66
Total	2,468	229.32

BUSINESS RATES

The current Rateable Value for the premises are:

Unit 14a - £17,750

Unit 14 - £18,500

(April 2026 Listing)

WORKING HOURS

We understand that permitted working hours for the premises are 7am - 7pm Monday to Friday.

SERVICE CHARGE

A service charge will be levied in respect of a contribution towards the upkeep of common areas and estate management. The service charge for the current year 2026/2027 is estimated at £1.00 psf.

BUILDINGS INSURANCE

In the event of a letting the Tenant is to reimburse the Landlord the cost of the annual buildings insurance premium.'

PLANNING

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

EPC

Unit 14a - B:26

Unit 14 - A:22

BROADBAND

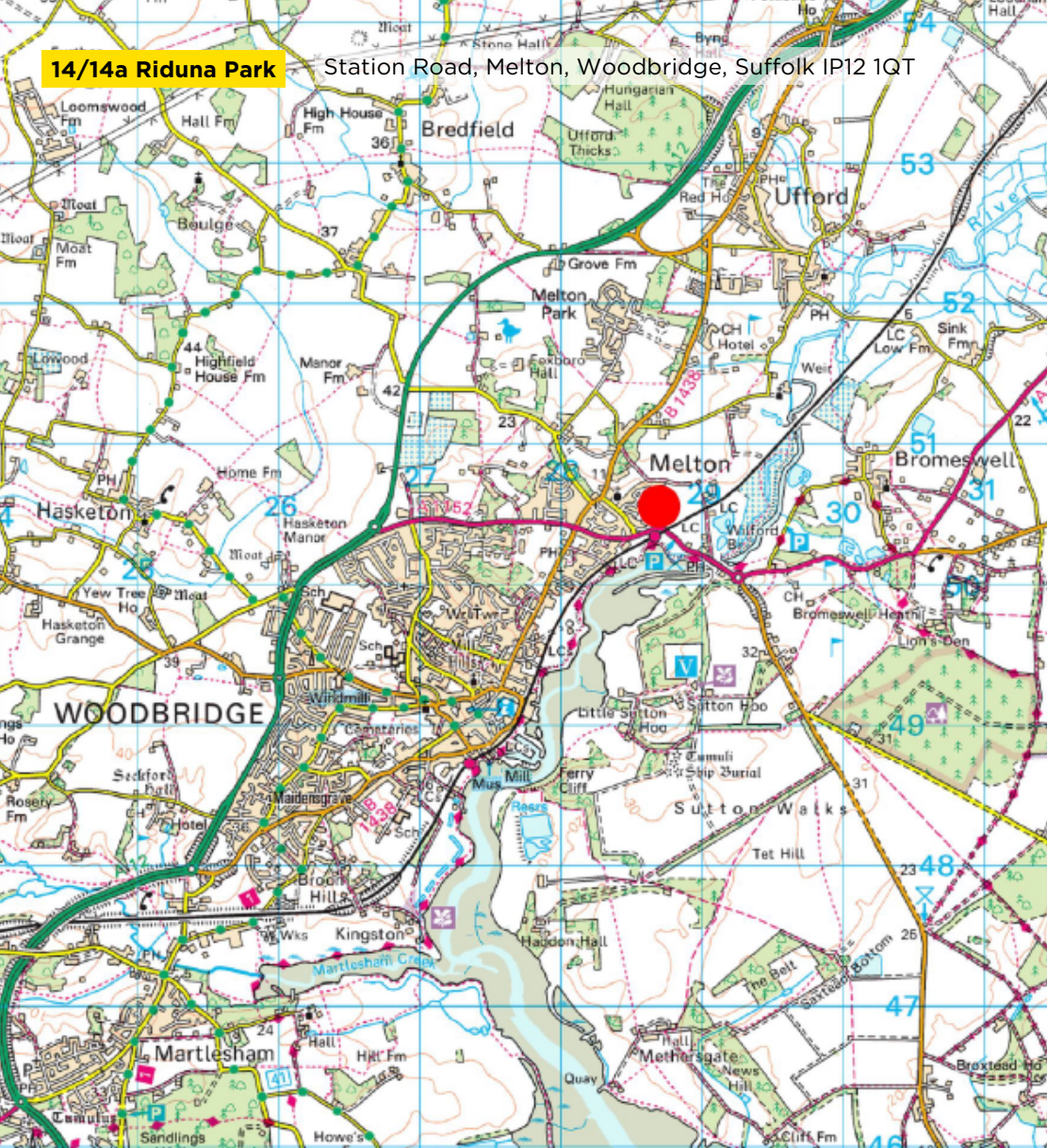
A private broadband service is provided to occupiers of Riduna Park under a separate service agreement. Further details are available on request.

PRE-EMPTION AGREEMENT

In the event of a freehold sale the sale contract is to include a pre-emption agreement (right of first refusal) in favor of the seller in the event that the purchaser ever decides to sell the property.

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IMPORTANT

The services, fixtures, fittings, appliances, and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction.

ANTI MONEY LAUNDERING

In accordance with the latest Anti Money Laundering Legislation, the tenant/purchaser will be required to provide proof of identity and address to the letting/selling agents prior to solicitors being instructed.

TERMS

The premises are available to rent for a term by negotiation at a rental of £49,500 pax or alternatively the freehold is available at £712,500 exclusive.

VAT

We understand that the property is opted for tax and therefore VAT is applicable on the rent or purchase price.

CONTACT

For further information please contact:

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savills

IMPORTANT NOTICE

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