

INDUSTRIAL WAREHAUS
PROPERTY GROUP

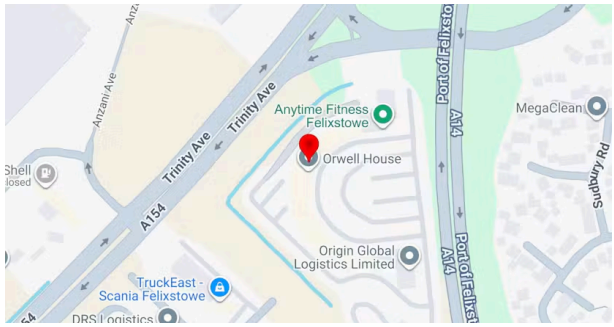
Suite 8B, Orwell House, Ferry Lane, Felixstowe, Suffolk IP11 3AQ

Office To Let | 756 sq ft | £9,750 per annum exclusive

Office Suite with Car Parking

## Accommodation

| Name | sq ft | sq m |
| --- | --- | --- |
| Suite - Office | 756 | 70.23 |




## Summary

- Rent: £9,750 per annum
- VAT: Applicable
- Legal Fees: Ingoing Tenant Is Liable For Both Parties Legal Costs
- Lease: New Lease

## Further information

- View Microsite

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## Contact & Viewings



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## Location

The Office Suite forms part of Orwell House located adjacent to the Port of Felixstowe, which is the busiest and largest container Port in the UK, accessed via Ferry Lane. Ferry Lane leads to Trinity Avenue/Walton Avenue (A154), which in turn leads to the A14 (Junction 61) providing links to the A12 (Junction 27) at Colchester to the West.

## Description

Office Suite with Car Parking.

## Amenities & Specifications

Build Status: 2nd Hand - Existing
Planning Status: Planning Consented - Detailed planning

## Key Points

- Allocated Car Parking
- CCTV System (24 Hours)
- Independent Cooling/Heating System
- Lighting
- On-Site Lorry Parking & Management

## Terms

A new Full Repairing and Insuring Lease for a Term to be agreed.

## Viewings

Viewings are strictly by Appointment via Industrial Warehaus Property Group.

INDUSTRIAL WAREHAUS PROPERTY GROUP

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