

Over 50%  
Under Offer/Let/  
Sold



# OPUS PARK

Exchange Place, Old Ipswich Road, Claydon, Ipswich, Suffolk IP6 0FU

TO LET/FOR SALE

 Whybrow

 savills

## HIGHLIGHTS

- Office suites of 1,800 – 9,000 ft<sup>2</sup> (167.22 - 836.12 m<sup>2</sup>)
- High Speed Fibre
- Generous on-site car parking
- Additional overflow car park
- Easy Access A14 (J.52)

## LOCATION

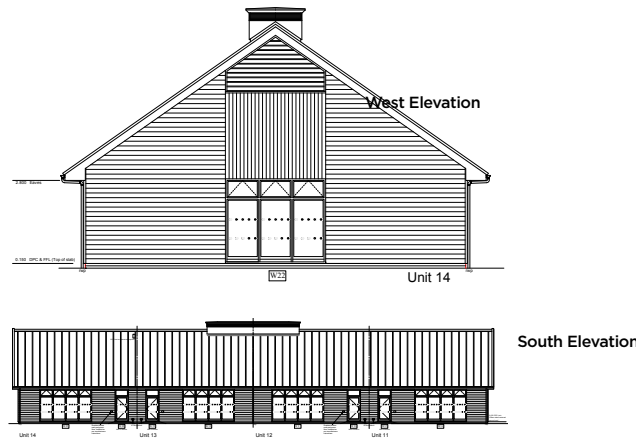
Opus Park is a new office development located on the Old Ipswich Road in the village of Claydon lying in close proximity of J. 52 of the A14 and approximately 4 miles to the North West of Ipswich. The A14 provides excellent road links to the International Port of Felixstowe 19 miles to the South East, the interchange with the A12 at Copdock 5 miles to the South and Cambridge 50 miles to the West.

Ipswich is served by a mainline railway with services to London Liverpool Street with a journey time of 1 hour 10 minutes.

## DESCRIPTION

Opus Park is a development of 14 contemporary business units providing open plan office accommodation at ground and first floor level. Each unit is to be provided with air source heat pumps to provide both heating and cooling, perimeter trunking, carpet tiles to flooring, LED lighting, WC and kitchenette facilities. The offices are to be set in landscaped grounds each with allocated car parking with the benefit of further overflow communal parking available.

The offices are to be provided with electrics ready for the installation of an EV charging point and the roofs are south facing pitch roofs to allow for future PV installation.

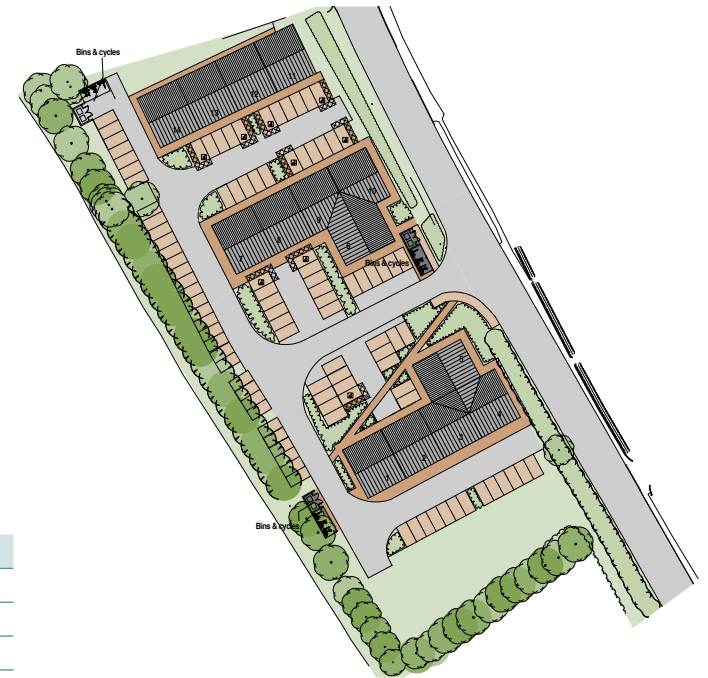


## ACCOMMODATION

On a Gross Internal Area (GIA) basis the following office accommodation is provided.

PHASE THREE	TENURE	ft <sup>2</sup>	m <sup>2</sup>
1	FOR SALE	1,800	167.22
2	FOR SALE	1,800	167.22
3	FOR SALE	1,800	167.22
4	FOR SALE	1,800	167.22
5	FOR SALE	1,800	167.22
PHASE TWO	TENURE	ft <sup>2</sup>	m <sup>2</sup>
6	SOLD	1,800	167.22
7	LET - AMBER RIVER	1,800	167.22
8	TO LET	1,800	167.22
9	TO LET	1,800	167.22
10	UNDER OFFER	1,800	167.22
PHASE ONE	TENURE	ft <sup>2</sup>	m <sup>2</sup>
11	LET - IPRS	1,800	167.22
12	LET - IPRS	1,800	167.22
13	LET - IPRS	1,800	167.22
14	LET- IPRS	1,800	167.22

Units are available individually or can be combined to provide larger accommodation.



## PLANNING

Planning consent Ref: 1541/17 was granted 3<sup>rd</sup> October 2018 for the construction of an office development comprising 14 office units.

## BUSINESS RATES

The premises are to be assessed prior to occupation.

## SERVICE CHARGE

A service charge will be levied for the upkeep of the common part of the estate on a proportional floor area basis.



## TERMS

Units within Phase Two are available on an FRI lease for a term of 5/10 years, which are to be outside of the provisions of the Landlord & Tenant Act 1954, at an initial rental per unit of £30,000 per annum exclusive.

Units 1-5 within Phase Three are available Freehold at £475,000 + VAT per unit.

## VAT

The premises have been opted for tax and as such VAT will be charged on the rent /purchase price and all other outgoings.

## BUILDINGS INSURANCE

For Lettings the Tenant is to be responsible for reimbursing the Landlord the cost of annual buildings insurance premium.

## EPC

To be assessed upon completion of the build.

## IMPORTANT

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

### IMPORTANT NOTICE

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## LEGAL COST

Each party to bear their own legal costs.

## CONTACT

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