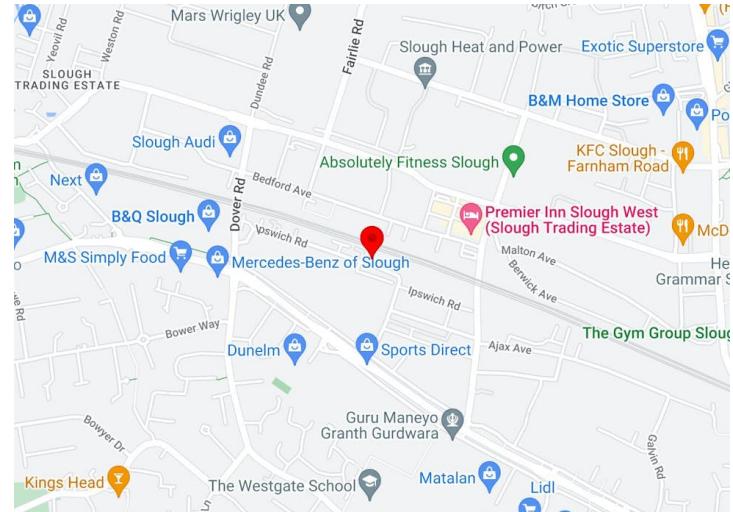




Superb quality self-contained ground and first floor offices.

- High quality, self contained offices
- 33 car parking spaces
- Full access raised floors
- Suspended ceilings
- LED lighting
- Meeting rooms



Summary

Available Size	1,809 to 7,449 sq ft / 168.06 to 692.03 sq m
Rent	£22 per sq ft
Rates Payable	£9.21 per sq ft based on 2024 valuation
Service Charge	N/A
Car Parking	N/A
EPC	C

Amenities & Specifications

– Parking ratio: 1:225

Location

The offices are situated on the popular Ipswich Road and within easy walking distance of both local amenities and the main A4/ Bath Road. The location is ideal for access to M4 and national road network, as well as rail connections to Central London and Heathrow Airport.

Property Highlights

Accommodation comprises 7,449 sq ft of office space over the ground and first floor and can be let as one building or two separate, self-contained units. The property benefits from 33 parking spaces, suspended ceilings and raised access floors, and male and female WCs on both floors. The building further benefits from an established and well-managed estate including 24-hour CCTV and security team and on-site customer care.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Unit 487	1,809	168.06	Available
1st - Unit 487	1,905	176.98	Available
Ground - Unit 488	1,826	169.64	Available
1st - Unit 488	1,909	177.35	Available
Total	7,449	692.03	

Angus Malcolmson



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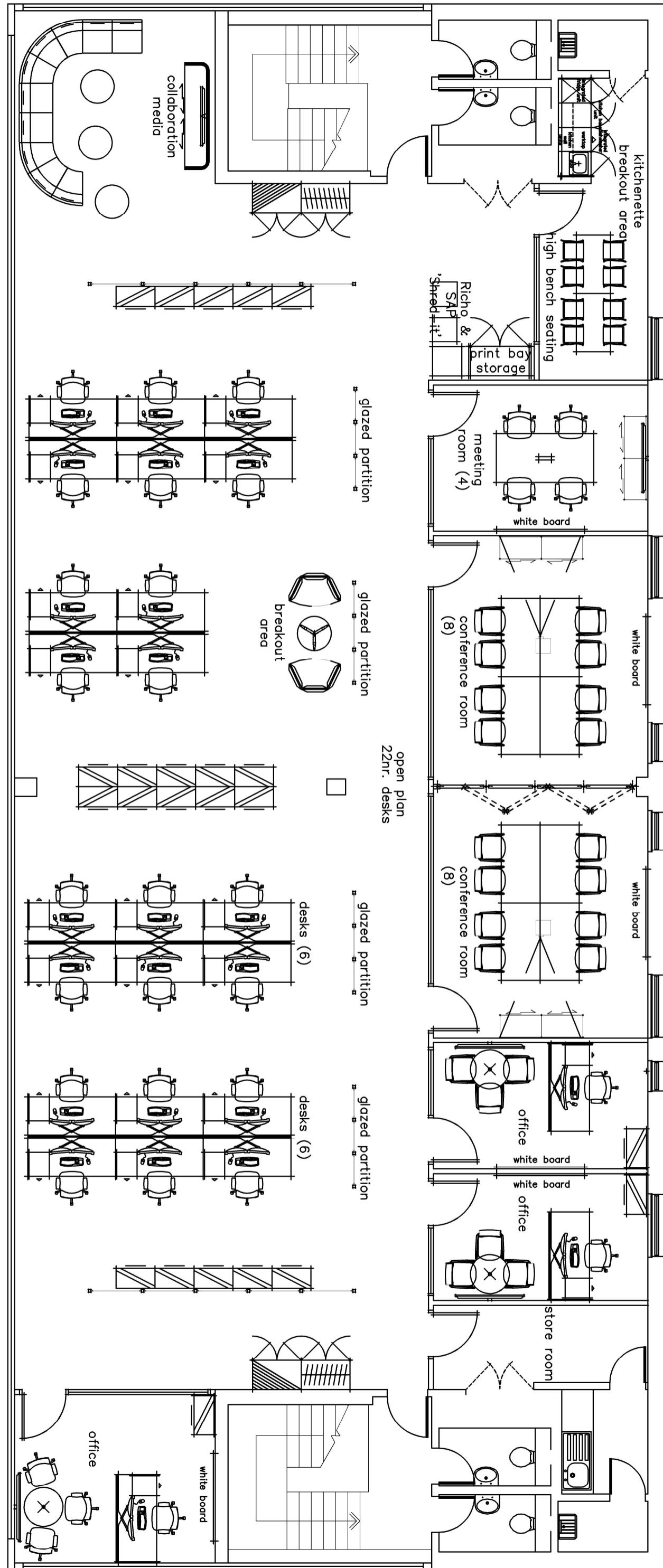
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FIRST FLOOR

487-8 Ipswich Road

As Installed Furniture Layout 14/12/20



GROUND FLOOR

487-8 Ipswich Road

