



61A Cobbold Road, Felixstowe, Suffolk, IP11 7BH

**£10,000 per annum – OFFICE PREMISES IN  
FELIXSTOWE TOWN CENTRE**

**DIAMOND MILLS & CO.**  
Incorporating R.J. GIRLING

Established 1908

Tel: Felixstowe 01394 282281 or Ipswich 01473 218600

**Situated in the heart of Felixstowe town centre, this self-contained suite of five offices across the first and second floors with mains access from Cobbold Road is available for immediate occupation. The offices are fully modernised, in good decorative condition, with electric panel radiators and carpets throughout.**

### **ACCOMMODATION**

The five offices provide a total net usable floor area of approximately 650sq.ft/60.4sq.m.

### **FIRST FLOOR**

#### **LANDING**

Stairs to ground floor entrance leading onto Cobbold Road. Doors off to:

#### **OFFICE 1**

19' 5" x 11' 7" (5.92m x 3.53m) 225 sq.ft.

#### **OFFICE 2/STAFF ROOM**

11' 4" x 10' 2" (3.45m x 3.1m) 105 sq.ft. Built in cupboard housing Main Medway hot water heater. Door leading to fire escape.

#### **KITCHENETTE**

Sink unit. Base level units. Extractor fan.

#### **CLOAKROOM**

Fitted with WC and wash hand basin. Extractor fan.

### **SECOND FLOOR**

#### **LANDING**

Stairs down to first floor. Doors off to:

#### **OFFICE 3**

12' 2" x 10' (3.71m x 3.05m) 131 sq.ft.

#### **OFFICE 4**

11' 5" x 10' 3" (3.48m x 3.12m) 97 sq.ft.

#### **OFFICE 5**

13' 4" x 6' 11" (4.06m x 2.11m) 92 sq.ft. Partially restricted headroom.

### **OUTSIDE**

Front door access from Cobbold Road and rear access via external stairway/fire escape. There is no allocated parking available, however, a public car park is within 20 yards of the building.

### **SERVICES & FEATURES**

Mains electricity, water and drainage are connected. Heating is by way of electric panel radiators. There is an alarm system and door entry-phone.

### **BUSINESS RATES**

Rateable value £4,150 - payable for the year ending 31st March 2023 £2,070.85.

### **LOCAL PLANNING AUTHORITY**

The offices have a long established use as offices.

All planning enquiries under this heading should be directed to Suffolk Coastal District Council, Melton Hill, Woodbridge, Suffolk, IP12 1AQ. Telephone: 01394 383 789

### **TERMS**

The offices are available for immediate occupation, for either long or short term letting, at £10,000 per annum, equivalent to £15.38 per square foot.

The rent is payable monthly or quarterly.

Rent deposit will be required - details on application, subject to status.

### **COMMERCIAL ENERGY PERFORMANCE CERTIFICATE**

This property has a current rating of E that is valid until 11th September 2029.

### **AGENTS NOTE**

**DIAMOND MILLS & CO.** have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

### **VACANT POSSESSION ON COMPLETION**

### **VIEWING**

By prior appointment with the vendors agents -  
**DIAMOND MILLS & CO. (01394) 282281.**

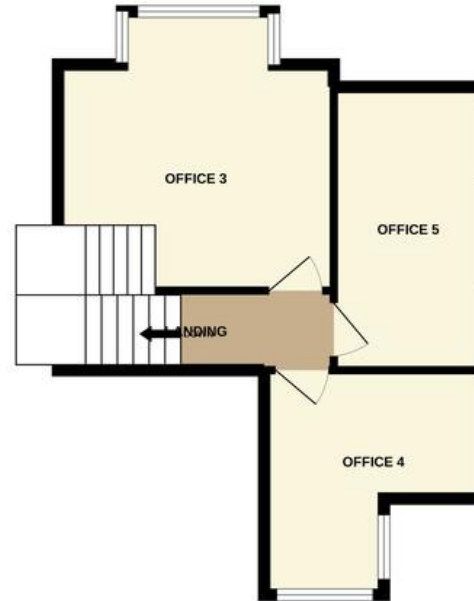




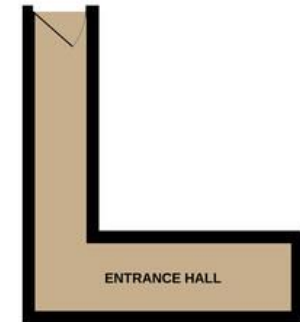
1ST FLOOR  
473 sq.ft. (44.0 sq.m.) approx.



2ND FLOOR  
386 sq.ft. (35.8 sq.m.) approx.



GROUND FLOOR  
80 sq.ft. (7.4 sq.m.) approx.



TOTAL FLOOR AREA : 939 sq.ft. (87.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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