

**MODERN PURPOSE-BUILT  
FIRST FLOOR OFFICE ACCOMMODATION**

**WELL LOCATED WITHIN THE TOWN CENTRE**



**Offices from 354 Sq Ft to 751 Sq Ft**

**112c High Street  
Hadleigh**

**Available on a New Lease**

**Rents From £3,500 Per Annum**

### **Location**

The premises are situated at first floor level in the heart of the Town Centre within easy walking distance of the main car parks, shops and other amenities.

Hadleigh itself is a busy market town with a population of around 8,000, serving a catchment population of around 15,000. Hadleigh is located approximately 10 miles west of Ipswich, 14miles north of Sudbury and about 16 miles north-west of Colchester. There are fast and regular mainline intercity services from both Ipswich and Colchester to London Liverpool Street with journey time from the latter being under an hour.

### **Description**

The premises comprise of a first floor office suite approached by a share staircase and landing with communal toilet facilities. The accommodation is carpeted and heated and there is adequate powerpoint provision throughout. The premises also benefit from the use of shared male and female WC & Basins.

The accommodation is arranged as follows:-

Office 2B	13' 9" max	x	35' 5" max	Providing	<b>397 Sq Ft</b>
Office 4&5	25' 3" max	x	14' max	Providing	<b>354 Sq Ft</b>
	<u>Total</u>				<b><u>751 Sq Ft</u></b>

### **Rent**

Office 2B:	£3,750 Per Annum Exclusive
Office 4&5:	£3,500 Per Annum Exclusive

### **Rates**

Offices 4&5	Rateable Value	£2,125.00
	Rates Payable:	£973.25

Office 2b has been recently split and is yet to be assessed for rates, however, we believe that when assessed it will reveal a rateable value of about £2,500 per annum.

If both of the units have a rateable value of under £5,000 then they maybe, subject to tenant eligibility be entitled to a further reduction in the rates payable at the full 50% reduction.

**Terms**

The suite is offered on a new lease for a term to be agreed. The letting will be on an internal repairing basis and the tenant will be responsible for paying a proportion of the water and electricity consumed and costs incurred in maintaining and redecorating the common parts.

**Service Charge**

A service charge will be payable for Heating, Lighting, water rates and maintaining the common parts.

**Viewing**

Strictly by prior arrangement with the agents:-

Birchall Steel Consultant Surveyors  
Old Bakery Mews  
6 King Street  
Sudbury  
Suffolk  
CO10 2EB

Tel: 01787 883888

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