

6 WEEK COMPLETION



SITUATION

Located on the established Orion Court Business Park which houses an array of Professional occupiers and benefits from easy access to the A14 approximately 5 miles north-west of Ipswich Town Centre. Ipswich is the County Town of Suffolk and an important administrative commercial centre which lies on the A12 and A14 trunk roads some 75 miles north-east of London.

PROPERTY

Forming part of a modern purpose built development comprising:

- Units 4/5 – Ground Floor and Part First Floor Offices**
- Unit 6 – Part First Floor Office**

Nos. 4/5 interconnect with No. 6 at first floor level and the units benefit from air-conditioning (not tested), suspended ceilings and paved forecourt parking for approximately 8 cars.

ACCOMMODATION

Units 4/5 – Ground & Part First Floor Offices
Area Approx 2,020 sq ft incl Kitchenette
Plus 3 WC’s

Unit 6 – Part First Floor Office
Area Approx 570 sq ft incl Kitchenette
Plus WC

Total Area Approx 2,590 sq ft

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

**Vacant 2,590 sq ft
Offices**

The Surveyors dealing with this property are
STEVEN GROSSMAN and **NICHOLAS BORD**

VENDOR’S SOLICITORS
Cree, Godfrey & Wood – Tel: 020 8883 9414
Ref: G. Nosworthy Esq – Email: gn@creegodfreyandwood.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts