



**AVAILABLE FOR SALE**

**Detached Office Building with Ample Car Parking**

**11 - 15 Schneider Business Park, Felixstowe,  
Suffolk, IP11 3SS**

**GUIDE PRICE**

**£205,000**

**FLOOR AREA**

**1,483 sq ft  
[137.79 sq m]**



## IN BRIEF

- » Situated in an established business estate
- » Available for occupation from January 2025

## LOCATION

Felixstowe lies approximately 10 miles south east of Ipswich and is a deep sea port handling the largest volume of international cargo in Britain. The A14 trunk road provides a direct dual carriageway link with the M1, the A12 and the M25.

Schneider Business Park is a complex of single and two storey business units, predominantly occupied as offices. The property is located at the entrance of the estate.

## DESCRIPTION

The property comprises a detached office building of steel portal frame construction with brick/blockwork elevations beneath a pitched insulated metal clad roof. The elevations are interspersed with UPVC windows and pedestrian access doors. The ground floor is partitioned to provide a large open plan office, a boardroom, kitchen, lobby, cupboard and two WC's. A first floor mezzanine provides further storage.

The specification of the main office includes suspended ceilings incorporating recessed fluorescent lighting, gas fired central heating, perimeter trunking with data & power points and carpet floor coverings.

Externally a block paved forecourt provides parking for up to 5 cars with a further paved area to the side providing additional parking.

## ACCOMMODATION

[Approximate Net Internal Floor Areas]

» Main Office	839 sq ft	[ 77.95 sq m]
» Boardroom	138 sq ft	[ 12.77 sq m]
» Store Cupboard	7 sq ft	[ 0.62 sq m]
» Kitchen	52 sq ft	[ 4.87 sq m]
» Entrance Lobby	131 sq ft	[ 12.22 sq m]
» Mezzanine Store	316 sq ft	[ 29.36 sq m]
» Total Net Internal Floor Area	1,483 sq ft	[ 137.79 sq m]





Indicative Floor Plan - Not To Be Relied Upon

## BUSINESS RATES

According to the Valuation Office Agency, the office is assessed as follows:

Rateable Value: £15,250 | Rates Payable (2024/25): £7,609.75

The rates payable are based on the current UBR of £0.499. All interested parties should speak to the local rating authority to verify their rates liability.

## SERVICES

It is understood the property is connected to mains water, electricity, gas and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

## LOCAL AUTHORITY

East Suffolk Council,  
East Suffolk House,  
Riduna Park,  
Station Road,  
Melton,  
Suffolk  
IP12 1RT

Tel: 01394 383789

## ENERGY PERFORMANCE CERTIFICATE [EPC]

D (89) Rating  
(Ref: 9000-1947-0308-6770-1010)

## TERMS

Offers are invited in the region of £205,000 for the freehold interest with vacant possession upon completion.

Consideration may be given to a new full repairing and insuring business lease upon terms to be agreed.

It is understood that the property is not VAT elected.

## SERVICE CHARGE

A service charge is payable in relation to the upkeep of the estate. Further details are available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

**VIEWINGS STRICTLY BY APPOINTMENT**

**VIA SOLE LETTING AGENTS:**

**Fenn Wright**

**1 Buttermarket**

**Ipswich**

**Suffolk**

**IP1 1BA**

**Contact: Hamish Stone**

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Particulars created February 2025

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