



Clopton Park, Woodbridge, Suffolk
£1,392 Per month

A rare opportunity to acquire this office occupying the entire top floor and offering ample parking in a unique countryside location. Comprising a 14 acre landscaped estate with extensive open grassland areas, mature trees and picturesque wildlife pond.



- **AIR-CONDITIONED OFFICE**
- **1044SQFT**
- **EXTERNAL SITE SECURITY PATROL AND CCTV**
- **EXTENSIVE COMMUNAL PARKING**
- **VILLAGE LOCATION**
- **CAFE ONSITE**
- **SET WITHIN 14 ACRES**
- **BROADBAND AVAILABLE**

The Location

The office is situated in Clopton, a small village between Ipswich and Debenham and easily accessible from Woodbridge and Wickham Market. Clopton Park is surrounded by countryside and benefits from a coffee shop on site, extensive communal parking, External site security patrol and CCTV and full grounds maintenance.

Local amenities nearby include a post office and surgery nearby in Otley approximately 3 miles away. There is also a local pub within 3 miles of the office.

The Office

The office is located on the second (top) floor and overlooks the front of the site over beautifully landscaped green land.

Internally, the office benefits from laminate flooring throughout, ceiling spotlights and air-conditioning. There is also a cloakroom.

Please note there is no lift access to the office.

Externally the units have been fitted with plastic coated steel-insulated composite panels in goose wing grey with dark grey detailing and trim, and white UPVC double glazed windows.

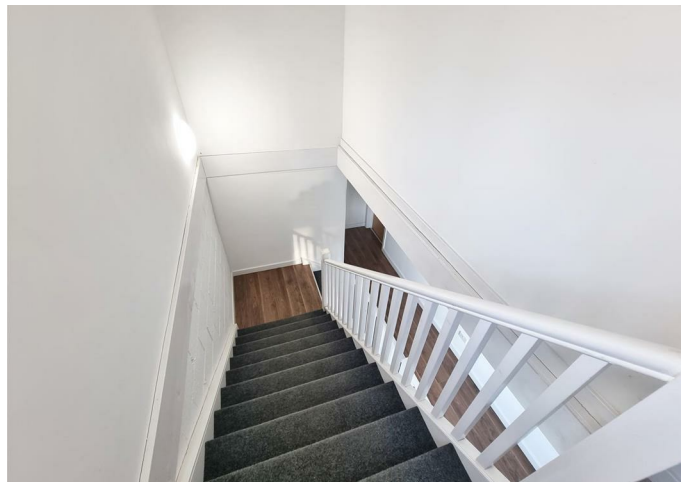
The office benefits from a BT leased line with 1000mb bearer finer to the unit and minimum 20mb download speed.

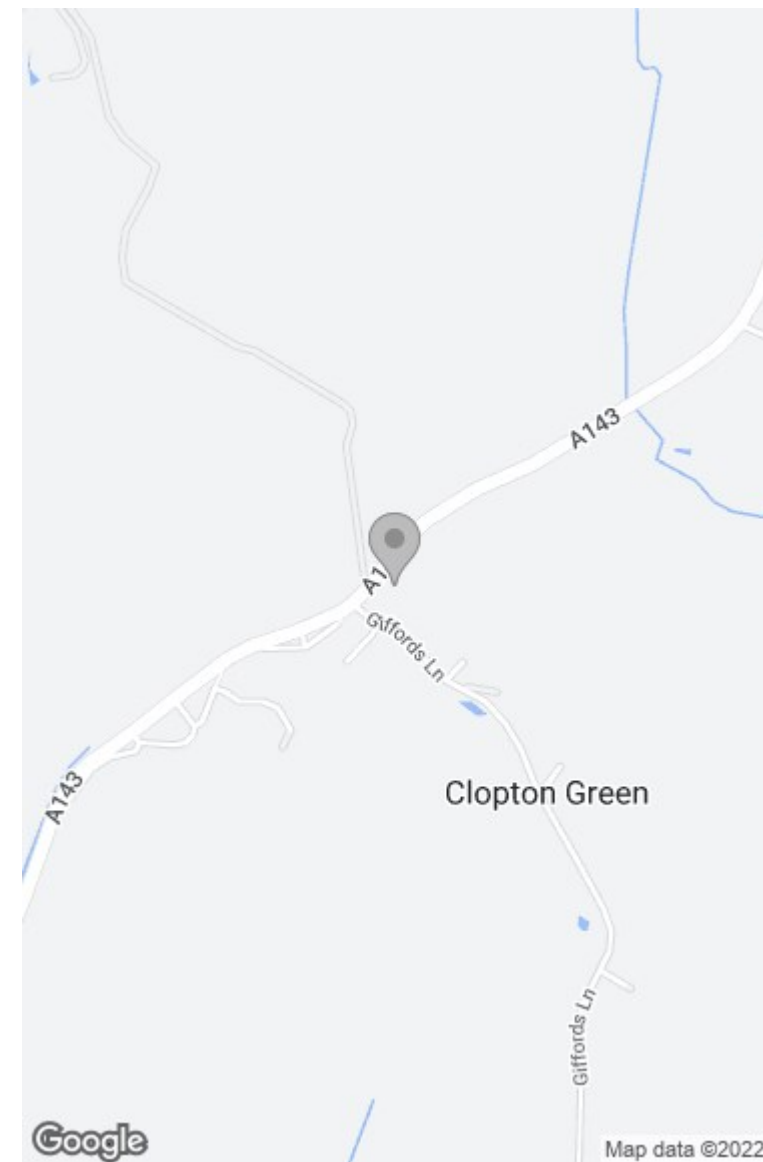
Lease Details

Lease Length: 5 years

Service Charge: £100 per month plus VAT

Rent: £1,392 per month plus VAT





Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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