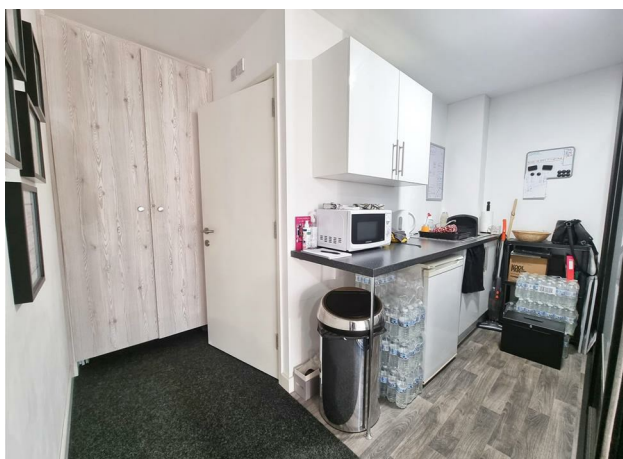




Clopton Park, Woodbridge, Suffolk  
£1,154

**A rare opportunity to acquire this office occupying the ground 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.**

- CLOPTON PARK OFFICE
- 866SQFT
- EXTERNAL SITE SECURITY PATROL AND CCTV
- EXTENSIVE COMMUNAL PARKING
- VILLAGE LOCATION
- CAFE ONSITE
- SET WITHIN 14 ACRES
- BROADBAND AVAILABLE
- KITCHENETTE AND CLOAKROOM



**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 ground floor and is split into three areas. The main office area is separated from a smaller office and kitchen by floor to ceiling sliding doors. The space is currently used as a gym and beauty room, with a separate kitchenette and cloakroom. Internally, the office benefits from carpet in the main office and second office and spotlights.

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.

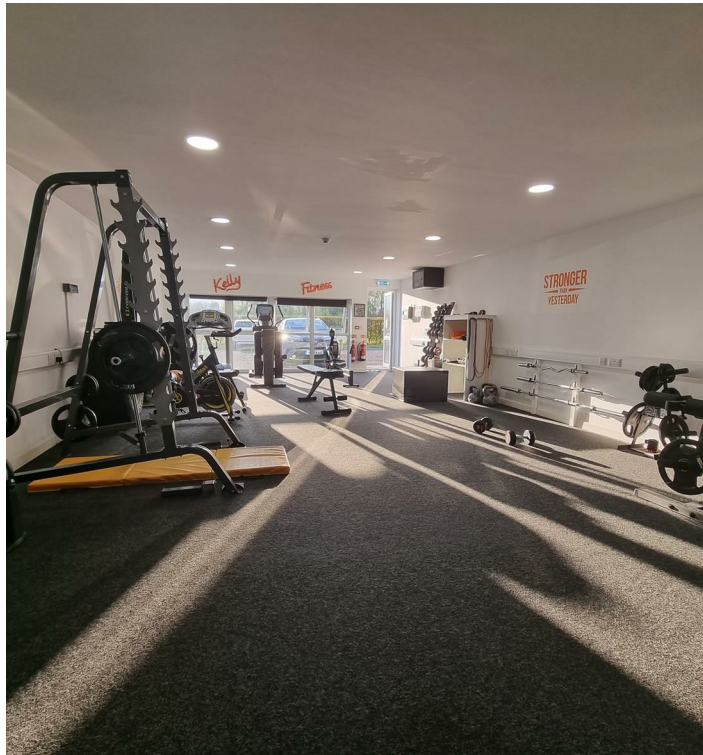
The office benefits from a BT leased line with 1000mb bearer finer to the unit and minimum 20mb download speed.

**Lease Details**

Lease Length: 5 years

Service Charge: £50 per month plus VAT

Rent: £1,154 per month plus VAT



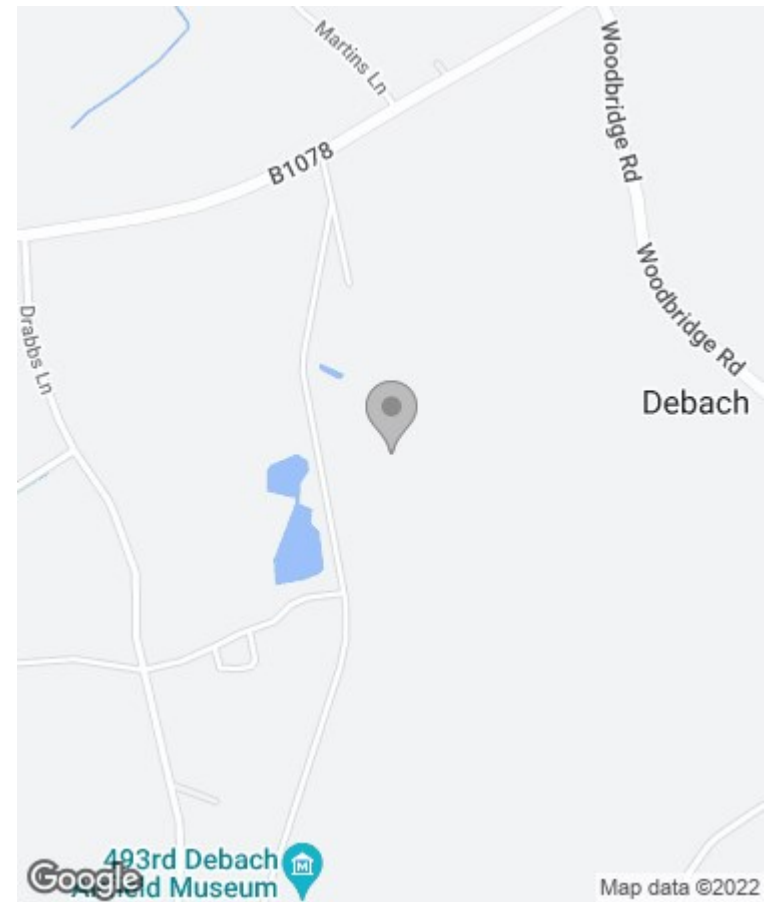
GROUND FLOOR  
866 sq.ft. (80.5 sq.m.) approx.



UNIT 2 LIBERAL HOUSE, CLOPTON PARK

TOTAL FLOOR AREA : 866 sq.ft. (80.5 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.  
Made with Metropix 12/2022



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.