



TO LET

Clopton Park, Woodbridge, Suffolk
£869 Per month



GRACE
ESTATE AGENTS

- CLOPTON PARK OFFICE
- EXTERNAL SITE SECURITY PATROL AND CCTV
- AVAILABLE IMMEDIATELY
- SET WITHIN 14 ACRES
- KITCHENETTE AND LARGE CLOAKROOM
- 652SQFT
- EXTENSIVE COMMUNAL PARKING
- CAFE ONSITE
- BROADBAND AVAILABLE
- VILLAGE LOCATION

The Office

The office is located on the ground floor and is open plan with a kitchenette area. There is also storage space and a separate cloakroom. The space is available immediately.

Internally, the office benefits from carpet in the main office and spotlights to the ceiling. Large windows allow plenty of light into 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.

The office is 652sqft.

Lease Details

Lease Length: 5 years

Service Charge: £50 per month plus VAT

Rent: £869.00 per month plus VAT

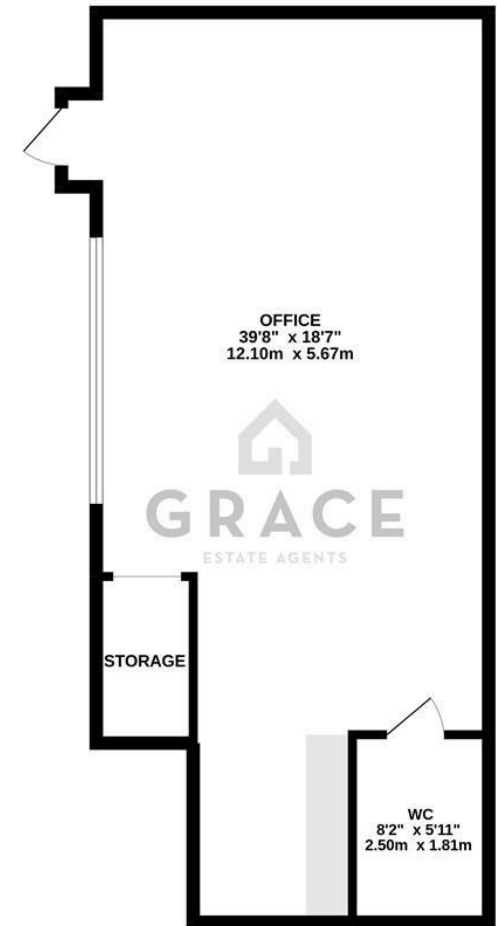
The Location

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.



GROUND FLOOR
652 sq.ft. (60.6 sq.m.) approx.



OFFICE
39'8" x 18'7"
12.10m x 5.67m

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STORAGE

WC
8'2" x 5'11"
2.50m x 1.81m

LIBERATOR HOUSE, UNIT 3

TOTAL FLOOR AREA : 652 sq.ft. (60.6 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.
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