

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.

VAT is NOT payable in respect of this Lot

PROPERTY

Forming part of a modern purpose built development comprising:

Units 6 – 10: 5 Self-Contained Office Units with forecourt parking let on 999 year leases.

Unit 11: A Self-Contained Office Unit planned on the first floor benefitting from air-conditioning (not tested), suspended ceilings and paved forecourt parking for approximately 2 cars.

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Units 6, 7, 8, 9 & 10	5 Self-Contained Offices – Not inspected	Various	Each 999 years from 25th March 2005	Peppercorn	FRI
Unit 11	First Floor Office Unit Area Approx 475 sq ft Plus WC	VACANT			

Vacant 475 sq ft Office

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