



TO LET

Self Contained Office Unit - The Forge, Churchford Farm, Capel St Mary IP9 2LA £475pcm
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Location

The Forge is situated approximately 7 miles from the centre of Ipswich and 11 miles from Colchester. The close proximity to the A12 and A14 makes the location extremely accessible and popular.

Capel St Mary lies approximately half a mile from the office location and offers good local facilities including a post office, and local convenience store.

Directions

From the A12/A14 Copdock Interchange, take the A12 towards Colchester. After approximately 2.5 miles take the exit towards Capel St Mary/Great Wenham, and take the second exit on the roundabout. Continue along the road for approximately 1.5 miles where you will see the entrance (signposted by a Brooks Leney to let sign) on your right hand side. After taking the right turn, immediately turn left into the small courtyard where you will then see The Forge straight ahead.

Description

The Forge is an established rural office location, and is part of a complex of similar facilities with long term tenants. The offices were converted from former farm buildings to good modern standards and are well maintained to a good standard.

The property is a single storey traditional red brick building with a number of adjoining parking spaces available for use.

Office Accommodation

The unit comprises of a single office of 538sq ft (28ft 7in by 18ft 10in) benefitting from its own kitchen faci-

ties, WC, ceiling up lighting and carpeted flooring. Broadband internet is also available. The total floor space of the unit including the above is 710 sq ft.

Parking

The office currently has two car parking spaces allocated to it, however, additional spaces may be available on request.

Outgoings

The tenant will be responsible for own telephone charges, insurance, electricity, business rates and any other charges which may be applicable.

Drainage charges are included in the service charge as detailed below.

Terms

The unit is available now, with the length of term and terms of the tenancy negotiable depending on circumstances (subject to all references and legal formalities).

Rent

A rent of £475 per month will be payable. A deposit of £1,000 will also be required.

Services

The office benefits from electric night storage heating, lighting, power, water and mains drainage (via a private connection).

A service charge of £335 per annum is payable. This covers any external decorations and repairs, buildings insurance, drainage costs and general landscaping and maintenance of the area.

Agents Note

It is the tenant's responsibility to fully satisfy themselves as far as the exact floor measurements, nature of existing use and planning are concerned and as to whether their proposed use requires further planning consent.

Viewings

An inspection of the property may be made by appointment only. Please contact Brooks Leney on 01473 831531.

Reference: 42740/SRWS/MRL Photographs taken February 2014



Agent's Notes

Brooks Leney for themselves and for the sellers of this property, whose agents they are give notice that:

1) The particulars are set out as a general outline only for the guidance of intended buyers and do not constitute part of, an offer or contract.

2) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending buyers should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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