

EWS

CHARTERED SURVEYORS



TO LET

FRAMLINGHAM TECHNOLOGY CENTRE,
STATION ROAD, FRAMLINGHAM, IP13 9EZ

AWARD WINNING, HIGH QUALITY, AFFORDABLE,
SERVICED OFFICE AND WORKSHOP ACCOMMODATION

FLEXIBLE TERMS AVAILABLE
FROM AS LITTLE AS £275 PER MONTH

(subject to contract)

31 LOWER BROOK STREET
IPSWICH, SUFFOLK, IP4 1AQ

01473 216 200

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LOCATION

Framlingham is an attractive and thriving market town made famous for its 12th Century Castle. It is situated 17 miles north east of Ipswich and 9 miles north of Woodbridge. The town is served by a good range of commercial, residential and educational facilities.

Framlingham Technology Centre is located on Station Road, about half a mile south of the town centre.

DESCRIPTION

Built in 2001, this impressive building provides high quality serviced office and workshop accommodation.

Facilities include:

- Air conditioned suites
- Ample, free car parking
- High speed broadband access
- 24 hour, 365 day access on-site
- Modern 35 seat conference theatre, including video conferencing
- Impressive reception area – manned between 8.30am & 6.00pm
- Free use of meeting rooms
- Modern kitchen facilities
- Showers
- Located within landscaped grounds

ACCOMMODATION

Various suites ranging in size from approximately 100 sq ft to 500 sq ft to suit start-up businesses, growing companies and established organisations.

RATES

Business rates will be payable, the cost of which will relate to the size of the suite let.

ENERGY PERFORMANCE CERTIFICATE

Rating: C (61)

TERMS

The suites are available on flexible lease agreements, on terms to be agreed. Rental information available, on request.

A full availability schedule is available, on request.



VIEWING / FURTHER DETAILS **EWS** TELEPHONE 01473 216 200

CLARE WRIGHT

email: clare.wright@ews-eastanglia.co.uk

FRAMLINGHAM TECHNOLOGY CENTRE

AVAILABILITY SCHEDULE

A number of the suites have potential to be made larger or smaller depending an occupier's space requirements and allowing for future expansion.

Office units:

<u>Unit No.</u>	<u>Size</u> (all measurements approximate)	<u>Rent</u>	<u>To suit approx. no. of people</u>
Unit 3:	395 sq ft (36.70 sq m)	LET	6
Unit 19:	560 sq ft (52.00 sq m)	RESERVED	10
Unit 20:	560 sq ft (52.00 sq m)	On application	10
Unit 25:	157 sq ft (14.60 sq m)	LET	3

Workshop units:

<u>Unit No.</u>	<u>Size</u> (all measurements approximate)	<u>Rent</u>	<u>To suit approx. no. of people</u>
Unit 6-7	1,443 sq ft (132.16 sqm)	On application	n/a

For further information please contact:

Clare Wright

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www.ewssite.co.uk

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