



## CAMILLA COURT

Nacton, Ipswich, IP10 0EU

# TO LET

425 sq ft / 39.48 sq m

**IMMEDIATE OCCUPATION  
AVAILABLE**

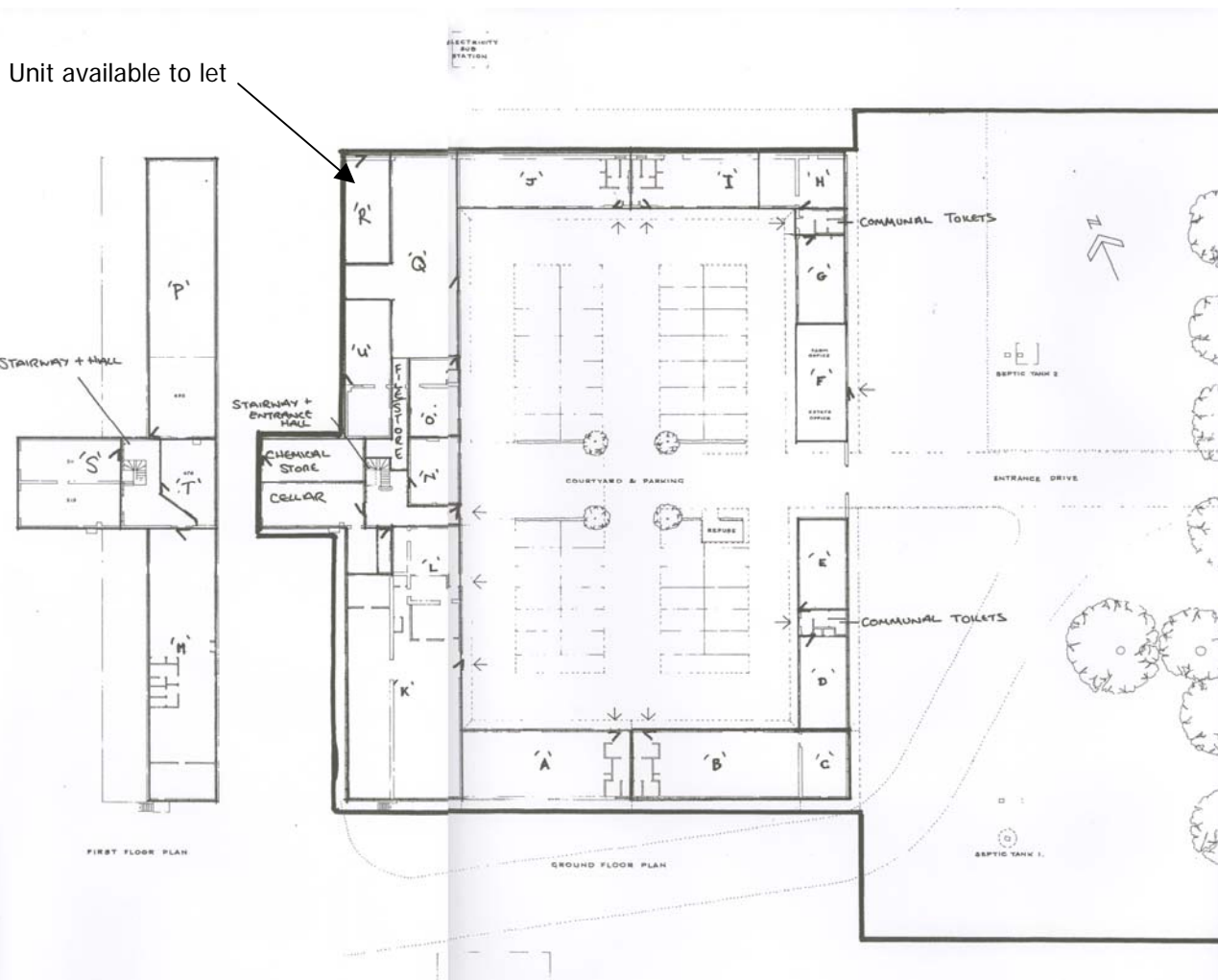


Camilla Court, Nacton is in a rural location yet only minutes from the A14 and A12 and a short drive to the main commercial centre of Ipswich and the rapidly expanding Port of Felixstowe.

Facilities and services include:

- Prime location – within minutes A12/A14
- WC with handbasin
- Kitchen area with stainless steel sink
- Large storage cupboard
- Desk height power sockets
- No restrictions on parking
- Fully carpeted
- Air conditioning and heating
- Onsite management
- Energy Performance Certificate





**RENT**

£2,550 per annum / £212.50 per calendar month. Prices subject to VAT.

**SERVICE CHARGE**

Annual service charge of £110 per annum includes buildings insurance, disposal of rubbish, maintenance, window cleaning, sewage and management fee.

**TERMS**

Flexible lease with break clause.

**BUSINESS RATES**

Rates payable (subject to confirmation) £1,212.00 per annum (SBRR discount may be applicable)

**For a viewing telephone 01473 749139 or 01473 712900  
or contact us by email [info@suffolkoffices.com](mailto:info@suffolkoffices.com) or [info@absoluterentals.co.uk](mailto:info@absoluterentals.co.uk)**

**For details of our other offices see [www.suffolkoffices.com](http://www.suffolkoffices.com)**

**[Residential lettings www.absoluterentals.co.uk](http://www.absoluterentals.co.uk)**

Whilst these particulars are given in good faith but we may have relied upon information provided by the vendor or lessor and their accuracy must not be relied upon in any way. All intending purchasers/lessees must satisfy themselves of all statements made, services and VAT. No contract or warranty is made in relation to any part of the property. Suffolk Offices Ltd may have an interest in this property. All negotiations are subject to contract.