

Phase 1 of 40,000 sq ft now fully occupied  
Be part of our success.....

## RIDUNA PARK (Phase 2)

- Suites of 1,270 sq ft or buildings of 2,540 sq ft
- Balance of site providing 'build to suit' packages



Station Road, Melton, Woodbridge, Suffolk IP12 1QT

## Situation & Description

Riduna Park is an attractive landscaped development providing Woodbridge with a unique 'edge of town' office scheme in a 'park' environment. A scenic entrance and appealing curved architecture add to the contemporary nature of Riduna Park, yet the A12 is approximately 1 mile whilst Woodbridge town centre is approx. 1.5 miles. Melton station (opposite) provides local train services to Ipswich and Lowestoft plus the intermediate stations.

Suffolk Coastal District Council have made a major commitment to the scheme by securing approx. 25,000 sq ft in the first phase.

Phase 2 is now completed and part occupied with some units remaining available as detailed below.

Phase 3 has yet to commence and provides an opportunity for the developers to discuss with occupiers their specific requirements with a view to delivering bespoke solutions for office/high tech facilities to be offered on either a leasehold or freehold basis.

## Accommodation

Phase 2 provides the current availability:

UNIT NO.	FLOOR AREA (GROSS)
12	2,540 sq ft – self contained building
14	1,270 sq ft – independent ground floor
16	2,540 sq ft – self contained building
18	2,540 sq ft – self contained building

## Features Include

- \* 8 allocated parking spaces per building
- \* Plus separate visitor parking
- \* Flexibility to sub-let/separate floors
- \* Kitchenette
- \* Ground floor WC/wet room
- \* First Floor WC
- \* Wooden floors
- \* Aluminium framed double glazing
- \* Mono pitched roofs: wooden cladding
- \* Air cooling/heating
- \* LED lighting
- \* 3 Phase CAT 6 cabling
- \* High speed internet

## Important Notice

Savills, their clients and any joint agents give notice that:

- 1) They have no authority to make or give any representations or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2) Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building, regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Terms

Each building £425,000 freehold.

Alternatively buildings can be let at £34,000 p.a. or individual floors at £17,000 p.a.

## VAT

We understand that VAT is applicable in this instance.

## Rates

Feedback from the Valuation Office indicate that each building will have a rateable value of £27,250. When let on an individual floor basis the rateable value is projected at £13,250. This is payable at 49.3p in the £ for financial year 2018/19.

## Working Hours

We understand that week day working hours are 7am to 7pm although we understand that the local authority are happy to look an application to relax/extend these with a comfort of a known/named end user.

## Service Charge

A service charge of £2,500 p.a. is payable in respect of each building (split pro rata if let on a floor by floor basis) by way of a contribution by each occupier to the maintenance of roadways and landscaping etc.

**For further information please contact sole agents**

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