



**SUMMIT 5A
LANGER ROAD
FELIXSTOWE
SUFFOLK
IP11 2BW**

Location

Convenient location next to the Port of Felixstowe on the main Langer Road . Highly visible main road frontage with easy access for vehicles and close proximity to the town, seafront, and docks.

Description

A modern end terraced office unit on ground floor fully fitted and ready for occupation . Full height feature glazing to front and rear . Internally open plan accommodation with air conditioning , wooden floors , suspended ceilings , diffused lighting , 3 compartment trunking .

Accommodation

1250 sq ft ground floor

5 dedicated parking spaces to rear and 65 communal spaces on site

Features

Fire alarm
Air-conditioning
cat5 wiring to sockets throughout
Wood effect flooring

Terms

3 year internal repairing and decorating flexi lease, subject to a three month break clause after the first 12 months. No legal fees . Rent is payable monthly at £1250 pm +vat . Rates payable £450 per month

