

# Radio House, Orion Court Business Park, Great Blakenham Ipswich, Suffolk IP6 0LW

lot 56

## Modern Freehold Office Investment

- Majority let to Provincial Radio Limited until 2021
- Nearby occupiers include Houston Cox, Data Partnership, STC Solutions and Orwell Financial Solutions
- Located in established industrial area
- On-site car parking for approximately 28 cars
- Six Week Completion Period Available

Rent  
**£83,496**  
per annum  
exclusive



On behalf of  
Joint LPA  
Receivers

**Edward  
Symmons**

### Location

Miles: 20 miles north of Colchester  
40 miles south of Norwich  
75 miles north-east of London

Roads: A14 (Junction 52), A12, A140

Rail: Needham Market Railway Station, Ipswich Railway Station  
(68 minutes to London Liverpool Street)

Air: London Luton

### Situation

The property is situated within the Orion Court Business Park, an established industrial location some 5 miles north of Ipswich. Nearby occupiers include Houston Cox, Data Partnership, STC Solutions and Orwell Financial Solutions.

### Description

The property comprises a modern two storey office building comprising six self-contained office suites. The property also benefits from on-site car parking for approximately 28 cars.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Note

This property is being marketed for sale on behalf of Joint Law of Property Act Receivers and therefore no warranties or guarantees in any respect, including VAT, can be given. The LPA Receivers are not bound to accept the highest or any offer and are acting without personal liability.

### Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.
Suites 1-4	Ground First	Office Office	361.95 sq m (3,896 sq ft) 200.85 sq m (2,162 sq ft)	<b>PROVINCIAL RADIO LIMITED (2)</b>	Tenant occupies under agreement for lease (2)	£83,496
Suite 5	First	Office	101.91 sq m (1,097 sq ft)	<b>VACANT POSSESSION</b>		
Suite 6	First	Office	108.05 sq m (1,163 sq ft)	<b>VACANT POSSESSION</b>		
<b>Totals</b>			<b>772.76 sq m (8,318 sq ft)</b>			<b>£83,496</b>

(1) For the year ending 31st March 2010, Provincial Radio Limited reported a turnover of £58,000, pre-tax profits of £3,558,000 and a total net worth of £11,954,000. (Source: www.riskdisk.com 09/09/2011)

(2) As far as the Receivers are aware, Provincial Radio Limited entered into occupation of the property on the basis of the agreement for lease included in the legal pack. The lease annexed to the agreement for a term of 15 years from 21st June 2006 until 20th June 2021 has never been completed however the tenant pays the rent of £83,496. Buyers are advised to rely on their own investigation of the occupational position. For further information, please refer to the legal documentation.

### For further details please contact:

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#### Gwen Thomas

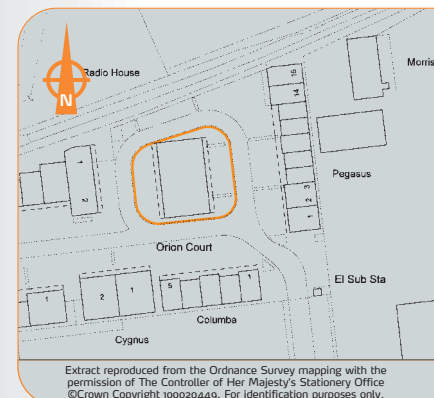
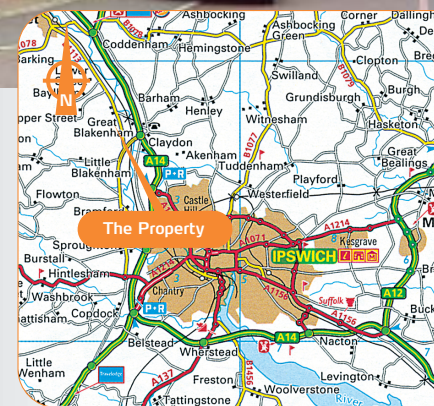
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### Solicitors:

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