

# Unit 4 Columba Block, Orion Court, Great Blakenham Ipswich, Suffolk IP6 0LW

lot 61

Vacant Possession

**Modern Freehold Office**

- Situated in established business location
- On-site car parking
- Nearby occupiers include Tindle Radio, Houston Cox, Data Partnership, STC Solutions and Orwell Financial Solutions
- Six Week Completion Period Available



On behalf of  
Joint LPA  
Receivers



**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 Tindle Radio, Houston Cox, Data Partnership, STC Solutions and Orwell Financial Solutions.

**Description**

The property comprises a modern two storey office unit. The property also benefits from on-site car parking for approximately 4 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.

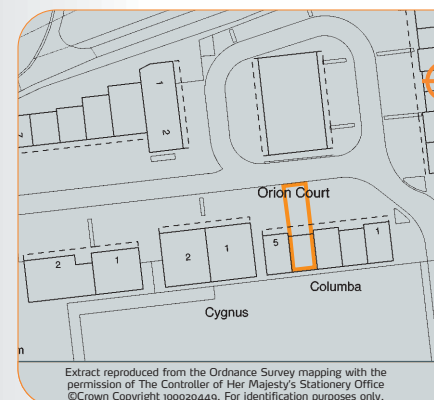
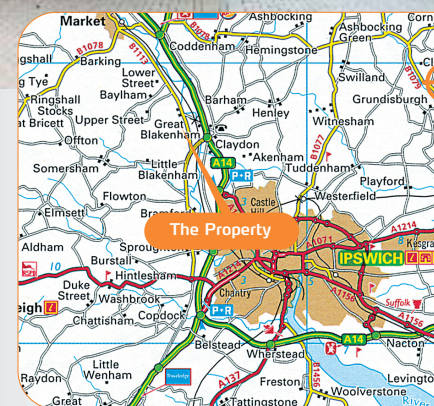
**Tenancy and accommodation**

Floor	Use	Floor Areas (Approx)	Possession
Ground	Office	63.45 sq m (683 sq ft)	<b>VACANT POSSESSION</b>
First	Office	64.85 sq m (698 sq ft)	
<b>Totals</b>		<b>128.30 sq m (1,381 sq ft)</b>	

**For further details please contact:**

**Jo Cordrey**  
Tel: +44 (0)20 7034 4854.  
Email: jo.cordrey@acuitus.co.uk  
**Gwen Thomas**  
Tel: +44 (0)20 7034 4857.  
Email: gwen.thomas@acuitus.co.uk  
[www.acuitus.co.uk](http://www.acuitus.co.uk)

**Solicitors:**  
**Burgess Salmon LLP**  
One Glass Wharf, Bristol BS2 0ZX.  
Tel: +44 (0)117 902 7772.  
Email: sally.jupp@burgess-salmon.com  
Ref: Sally Jupp.



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