

## Units 4, 5 & 6 Hydra, Orion Court, Great Blakenham Ipswich, Suffolk IP6 0LW

lot 43

### Modern Freehold Office Investment

- Majority let to TDP Direct Marketing Limited
- Located in established industrial area
- Nearby occupiers include Tindle Radio, Houston Cox, STC Solutions and Orwell Financial Solutions.
- On-site car parking for approximately 8 cars
- Six Week Completion Period Available

Rent  
**£28,500**  
per annum  
exclusive



On the instructions of  
J Pitt and B Moon as Joint  
Fixed Charge 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 established Orion Court Business Park, located some 5 miles north of Ipswich. Nearby occupiers include Tindle Radio, Houston Cox, STC Solutions and Orwell Financial Solutions.

### Description

The property comprises three interconnecting office units over ground and first floors. The property benefits from a paved forecourt providing parking for approximately 8 cars.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Note

This property is being marketed for sale on behalf of Joint Fixed Charge Receivers and therefore no warranties or guarantees in any respect, including any in relation to VAT, can be given. The Fixed Charge 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)	Tenant	Term	Rent p.a.x.
Ground	Office	113 sq m (1,212 sq ft)	<b>TDP DIRECT MARKETING LIMITED</b> (t/a The Data Partnership) (1)	Tenant occupies under licence dated 06/10/2011 (2)	£28,500
First	Office	110 sq m (1,188 sq ft)			
<b>Totals</b>		<b>223 sq m (2,400 sq ft)</b>			<b>£28,500</b>

(1) The Data Partnership, established in 2001, is a strategic data and development company offering a full range of database marketing services. (Source: www.datapartnership.com 10/11/2011)

(2) Either party can terminate the licence by giving not less than one month's written notice to the other party.

### For further details please contact:

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### Solicitors:

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