

lot 44

Unit 6-11 Pegasus, Orion Court, Great Blakenham Ipswich, Suffolk IP6 0LW

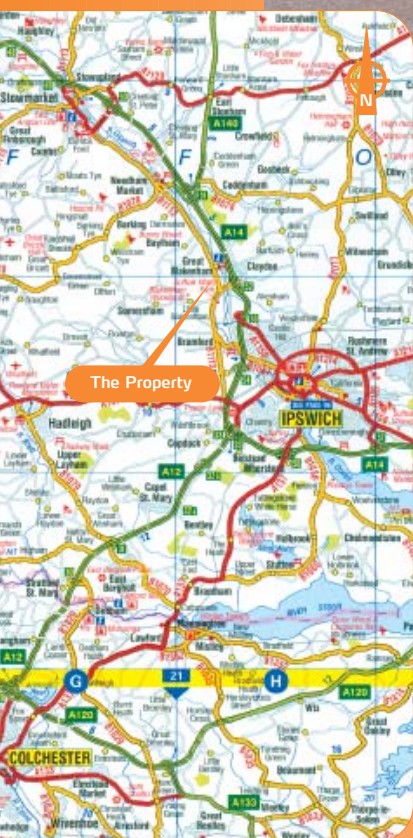
Unit 11 with Full Vacant Possession

Modern Freehold Business Park

- One office unit to be offered with full vacant possession
- 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 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, Data Partnership, STC Solutions and Orwell Financial Solutions.

**Description**

The property comprises six business units, five of which have been let on long leases. The remaining unit comprises self-contained first floor office accommodation which is situated above Unit 10 and accessed via a shared entrance on the ground floor. The unit benefits from air conditioning, suspended ceilings, perimeter trunking and onsite parking for two 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**

Unit	Floor	Use	Floor Areas (Approx)		Possession
11	First	Office	43.92 sq m	(472 sq ft)	Vacant Possession
6, 7, 9 & 10	Ground/ First and Parking	Office	-	-	Four individual 999 year leases from 25/03/2005
8	Ground	Office	-	-	One 999 year lease from 25/08/2008
<b>Totals</b>			<b>43.92 sq m</b>	<b>(472 sq ft)</b>	

NB. Although the Freehold title (SK271546) is described as 'Units 5-15 Pegasus, Orion Business Park', Units 4-5 and 12-15 are no longer included in the title having been previously sold off.

**For further details please contact:**

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