

NEW FLEXIBLE OFFICE DETAILS: BEECH

Description

'Beech' is the original barn around which the Claydon Court office complex was built. It is a light, bright office consisting of 1,000 sq ft of vaulted, timbered office space with eight allocated parking spaces.

Beech is being specifically configured to support flexible working. We are seeking up to five tenants to use this office space for one day per week, with colleagues working from home for the other four days per week.

Neutral Territory is a Gold Suffolk Carbon Charter member and is setting the standard in sustainable business premises. Our simple Measure-Reduce-Balance model ensures we minimize our carbon footprint, then offset the rest as a World Land Trust carbon balanced business.

Claydon Court is high quality, low density shared office space. Converted from agricultural buildings and sympathetically extended over three decades, we now provide carbon-neutral, flexible working property in an exceptional location.

Insulated and improved to take its EPC from a G to a B rating, all offices have high insulation, efficient LED lighting, heat-pump HVAC and CAT 5 cabling. There are shared meeting rooms, shared reception and break spaces plus showers, lockers and bikes for commuting and fitness.

PV panels further reduce electricity use and EV charging points serve tenants and guests. We don't just save energy - water and waste are managed carefully too. Cycle sheds, showers and alternative transport options all help minimise carbon footprints..

Our high spec, character-rich, carbon-balanced offices that are bang on the A14, a national cycle route and multiple local bus routes. Whilst all enquiries are welcome, those from companies that clearly share our vision and values are preferred.

Costs

The all-inclusive price for Beech is £7,786 per annum. This is invoiced at £649 per month and equates to £150 for one day, each week. Prices are subject to VAT and cover all the below ...

- Fully-furnished office accommodation
- Lighting, heating and cooling
- Daily cleaning and anti-bac of all spaces
- Carbon project and carbon offset contributions
- Property and grounds maintenance
- Heating and ventilation, security and fire alarm servicing

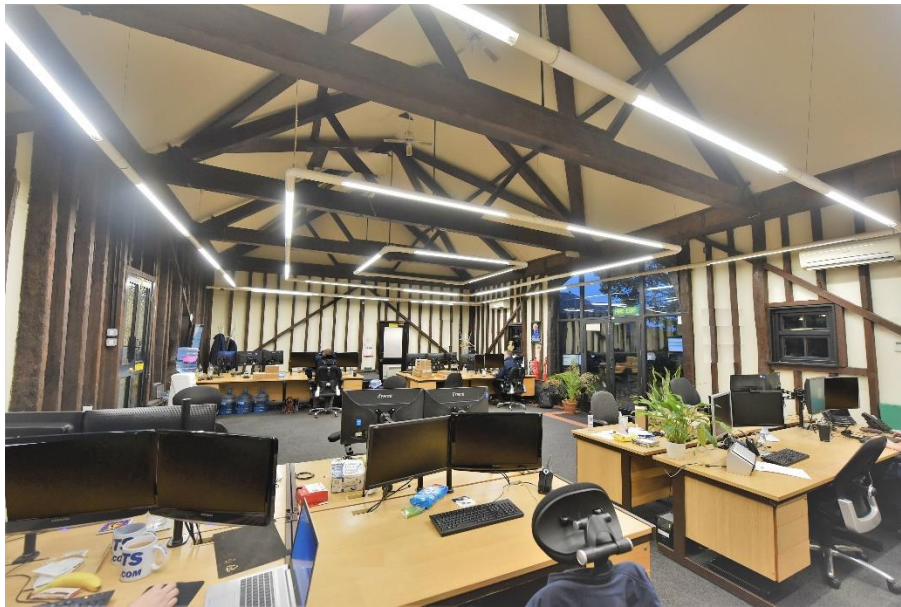
Terms

Tenants commit to a minimum of one day per week. For ease of administration this must be the same day every week. Leases have a five-year term with a rolling six-month notice break clause after the first 12 months. Invoices are paid monthly. Costs are reviewed annually.

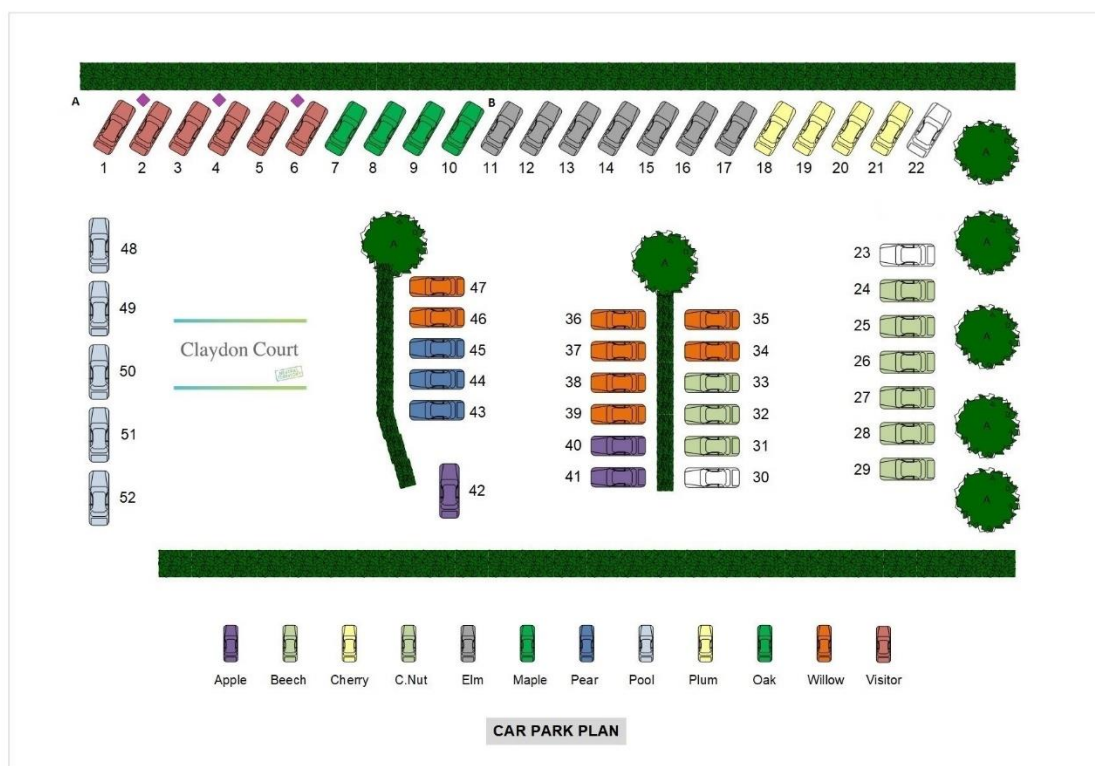
Business Rates

Current rateable value of Beech is £7,160 and will be charged proportionate to use i.e. £1,432 per each of five tenants. Single-office small businesses will be exempt from business rates. Please make your own enquiries at Babergh District Council.

Beech Office

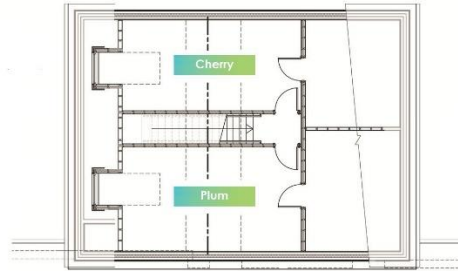


Car Park Plan



Floorplan

Claydon Court



FIRST FLOOR PLAN



GROUND FLOOR PLAN