



GILMARTIN LEY

Fully Let Freehold Office Investment For Sale - Leiston, Suffolk

Passing rent of £62,583 pa reflecting an average of £14.50 per sq ft

**Colonial House
Station Road,
Leiston,
SUFFOLK, IP16 4JD**



Price

Guide price £500,000 subject to contract



Property Description

The property comprises a modern and attractive two-storey office building providing well-configured and flexible office accommodation, currently divided into 9 smaller office suites, and extending to approximately 400.97 sq m (4,316 sq ft). The accommodation is predominantly open plan and benefits from a passenger lift serving both floors. The property also benefits from 31 demised parking spaces, 3 of which are bus parking spaces, 4 of which are visitors' spaces and 1 being for a disabled user. 26 of the spaces are demised with the leases. This is an excellent ratio of car spaces to built space.

The property forms part of a larger building, approximately 50% of which has already been converted to provide 10 residential apartments. The configuration and layout of the building lends itself well to residential conversion and, accordingly, the subject property may offer potential for full residential conversion, subject to obtaining all necessary consents.

The building was built in the 1980s and is constructed in loadbearing brickwork, being 13.5" at ground floor and 9" at first floor. There is a concrete ring beam and the first floor is timber over steel beams which run front to back at 1800 centres.

The property is fully let on effectively FRI leases. All the leases are contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954.

The property has a dedicated substantial electricity supply because it was originally used as a training centre where welding used to take place. UK Power Networks have confirmed that the supply is whole current 3 phase which should allow up to 69 kVA. There are already some electric car charging points at the property.

Our clients have not had a single letting void in the property within the last 15 years except for when Suite 1 was being reconfigured for a new tenant who had already agreed to take the space.

Our clients have had to turn people away who are interested in renting office space.

We are instructed as Joint Auctioneers with Acuitus, contact John Mehtab 020 7034 4855 and Gway Kanokwuttipong 020 7034 4864. The property will go to the auction on 17th September 2026 if not sold prior.

Please note that the floor areas have been supplied by our clients.



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Key features

- > Fully let freehold investment producing £62,583 pa
- > Guide price of £500,000 reflecting £116 per sq ft on the 4,316 sq ft net area
- > 28 car spaces and 3 bus parking spaces providing an excellent ratio of parking to built space
- > 2 miles from the Sizewell C Project (£38 bn of investment over the next 9-12 years)
- > No letting voids over the last 15 years except for when Suite 1 was being reconfigured for a waiting tenant
- > All tenants are on effectively FRI leases granted outside the security of tenure provisions of the L&T Act 1954
- > Attractive building where the occupiers are permitted to use the large green area in front for lunchtime sandwiches



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Accommodation

Net Internal Area: 401 sq.m. (4,316 sq.ft.)

Suite	Income Passing £pa	Tenancies	Area sq.m.	Area sq.ft.	Description & Comments
Ground Floor Suite 7 and First Floor Suite 1	30,900	Let to Dayes Ltd for 5 years from 1/2/2025 on an effectively FRI lease with a tenant break option on 1/2/2028	191.38	2,059	10 demised car spaces
First Floor Suite 4	6,150	Let to Qdex Ltd for 5 years from 25/12/2024 on an effectively FRI lease with a tenant break option on 24/12/2027	38.09	409	3 demised car spaces
Ground Floor Suites 8 & 9	6,105	Let to Bees Buzz PR Ltd for 6 years from 25/12/2024 on an effectively FRI lease with a tenant break option on 24/12/2027	37.81	406	2 demised car spaces
Ground Floor Suites 10 & 14	12,528	Let to Citizens Advice East Suffolk for 5 years from 24/6/2025 on an effectively FRI lease	96.99	1,043	6 demised car spaces
Ground Floor Suites 11 & 12	6,900	Let to Coastal Accessible Transport Services Ltd for 6 years from 1/2/2025 on an effectively FRI lease with a rolling tenant break option	36.70	395	2 demised car spaces plus 3 bus spaces
Non-demised car spaces	0				4 visitor spaces and 1 disabled user car space
Total	62,583				

Property Location

Leiston is an affluent Suffolk town 20 miles north east of Ipswich benefitting from being 2 miles west of Sizewell B Nuclear Power Station and the new Sizewell C Project. The Sizewell C Project is the construction of a 3.2 gigawatt nuclear power station, expecting to complete in the next 9-12 years at a cost of £38 billion and expecting to create 10,000 jobs during construction and expected to be in operation for at least 60 years. The project will further benefit the local economy by way of The Sizewell C Memorandum of Understanding and The Neighbourhood Fund. Under the Memorandum of Understanding, the Sizewell C Consortium has committed to spending £4.4 billion with businesses across the East of England, supporting regional employment, skills and supply-chain opportunities (<https://www.sizewellc.com/news-views/final-investment-decision-reached-for-sizewell-c-the-biggest-british-clean-energy-project-in-a-generation/>).

The property is prominently situated within the well established Master Lord Industrial Estate, the primary industrial/business park in Leiston.

The property has a very pleasant aspect overlooking a green area which the occupiers of Colonial House are permitted to use for eating lunch.

The property is 21 miles north-east of Ipswich and 20 miles south of Lowestoft.



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The only other office space available in Leiston is serviced offices on Sizewell Road - these do not serve the same market as the subject property.

Terms

Freehold for sale subject to the leases. If you are the successful bidder Acuitus (joint auctioneer) requires a separate payment of £1,500+VAT as a buyer's administration charge payable to Acuitus Limited upon exchange of contracts.

The property is VAT-elected but is to be sold as a TOGC which means that providing the buyer is registered for VAT the purchase would fall outside the scope of VAT.

Legal Fees:

Each party is to bear its own legal fees

Local Authority:

Suffolk County Council and East Suffolk District Council

Viewings:

By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at:

<https://www.gilmartinley.co.uk/properties/33353>

EPC

Utilities plan

Floor plans

Parking plan

Plan showing division with residential 1:200

Plan showing division with residential 1:100

Notes on commercial tenants

Tenancy Schedule

Fire Risk Assessment

Service charges 2023

Service charges 2024

Service charges 2025

Service charge budget 2026

Groundsure report

Asbestos Management Plan

Asbestos Report

Utilities Plan

Internal Redecoration Programme

Bees Buzz Lease

Bees Buzz Statutory Notice

Bees Buzz Statutory Declaration

Citizens Advice Lease

Citizens Advice Statutory Declaration

CATS Lease

CPSE2

Dayes Limited Lease

Dayes Limited Statutory Declaration

Qdex Lease

Qdex Statutory Notice

Qdex Statutory Declaration

Title Register and plan SK233068

Title Register SK174447

Title Plan SK233070

Title Register SK233070

Title Plan SK233070

<https://www.gilmartinley.co.uk/properties/for-sale/investment/suffolk/suffolk/ip16/33353>

Our ref: 33353

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Title Plan SK174447
CATS Statutory Declaration
CATS Statutory Notice
TP1 and plans

Last Updated:

27 Aug 2026

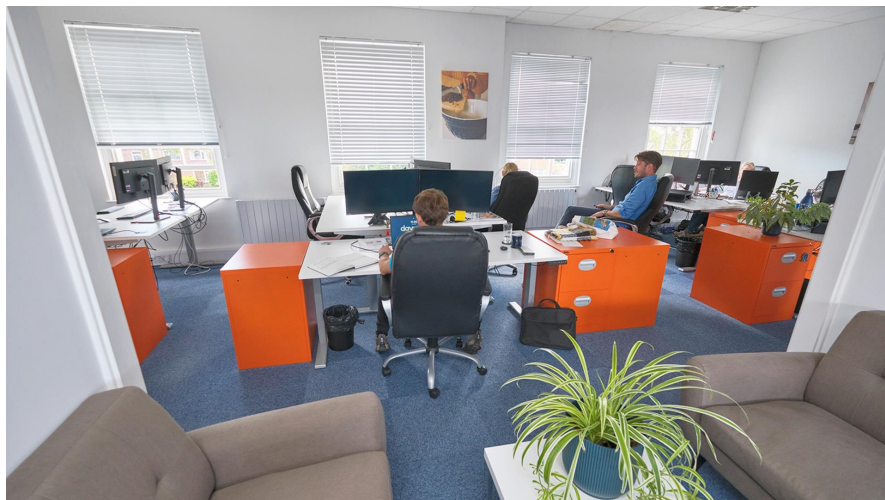
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