

**Columba House,  
Innovation Martlesham  
Adastral Park  
Ipswich, IP5 3RE**

**Carter Jonas**

**TO LET**

Modern Offices

From 15m<sup>2</sup> (161 sq ft) to 660m<sup>2</sup> (7,100 sq ft)



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**carterjonas.co.uk/commercial**

## ADASTRAL PARK

From pioneering work in optical technologies and digital switching through to work in advanced software techniques and protocols, Adastral Park is recognized as one of the leading centres of technical innovation in the communication world.

Adastral Park is BT's global innovation and development centre. It is also the home of Innovation Martlesham – an initiative to bring ICT related companies to the Park. It provides a collaborative environment for ICT companies as well as business incubation space to nurture technology companies in their early stages.

## LOCATION

Adastral Park is located off the A12 to the east of Ipswich.

## DESCRIPTION

Columba House is a modern office building offering flexible accommodation, with communal kitchen facilities, WCs, showers and on-site car parking.

Each office is air-conditioned with suspended ceilings, recessed lighting and is fully carpeted with electrical floor boxes. Offices can be rented furnished or unfurnished.

## ACCOMMODATION

Details of the latest availability are available on a separate schedule.

## ON-SITE FACILITIES

Occupiers benefit from the use of the on-site facilities including BT's Hub which is in close proximity offering restaurants and a coffee lounge, which provides an opportunity to engage with the other 3,000 ICT professionals working at Adastral Park.

Other facilities on site include a Gym, tennis courts and conference/lecture facilities.

## IMPORTANT INFORMATION

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## TERMS

Flexible tenancies are offered on an inclusive basis. The rent includes all costs in relation to Adastral Park's reception and security services, heating and electricity, business rates, cleaning and building maintenance.

## VAT

The rental is exclusive of VAT.

## VIEWING

Strictly by appointment through the sole agents:

### Carter Jonas

#### Nick Hood

DD: 01223 346607

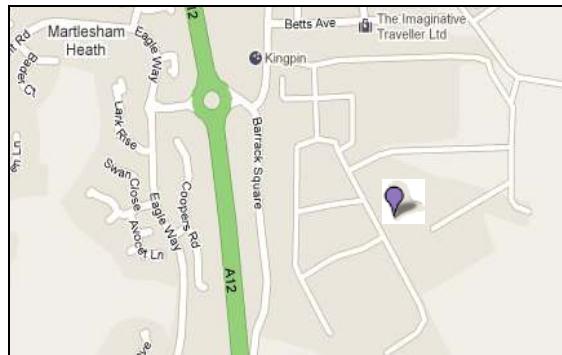
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## LOCATION



This map is for identification purposes only.