

Put your foot down. Come to Neutral Territory.

NEUTRAL
TERRITORY

Office Suites at Claydon Court, Claydon, Ipswich, IP6 0AE.

If you're fed up with working in dull, boring offices run by landlords that don't care about you and even less about the environment then you're not alone. Lots of businesses want to improve their low-carbon credentials and understand that a great working environment can considerably boost the 'health and wealth' of workers too.

That's why more and more people are moving to Neutral Territory. A new concept in carbon neutral business premises, our properties minimise carbon emissions then balance what's left through professional offset schemes. The first property to formally become Neutral Territory is Claydon Court. We've been carbon neutral for three years and are now helping out tenants do likewise, not just for environmental benefits but for clear commercial gain too.

At Claydon Court your business will enjoy high spec, character-rich, carbon-neutral offices that are bang on the A14. All offices have high insulation, LED lighting, heat-pump HVAC and CAT 5 cabling. There is a currently a shared meeting / board room (Maple), shared reception (Holly) and break spaces (Hazel) plus local bus and cycle routes, showers and lockers for fitness activities. Boosting your corporate social responsibility profile with customers and contacts comes as standard and is good for your business too.

Space available

None at present.

Your commitment

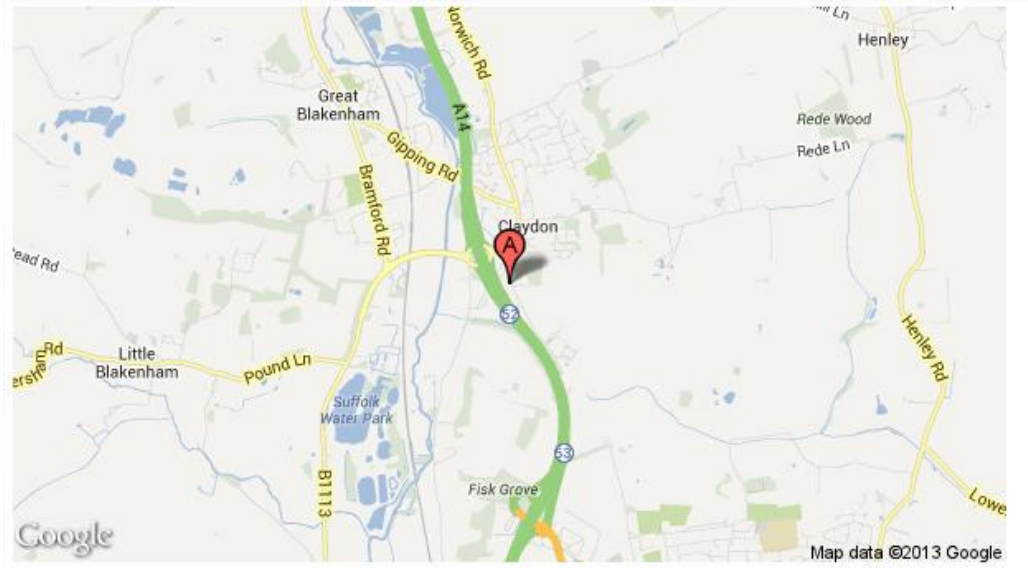
Neutral Territory properties provide the perfect environment for forward-thinking organisations starting their move into the low carbon economy. But this works both ways and both current and prospective tenants are encouraged to commit to the Suffolk Carbon Charter to measure, reduce and then offset their carbon emissions within twelve months.

If you're 'on message' with sustainable business but don't know what to do next than don't worry. Another benefit of working with us is that extensive professional advice is available at no cost to help you complete your own low carbon journey. Put your foot down. Come to Neutral Territory.

Put your foot down.
Come to Neutral Territory.

NEUTRAL
TERRITORY

You'll find us right next to the A14 ...



... and will be saving on energy costs for decades to come.

Energy Performance Certificate
Non-Domestic Building
HM Government

Claydon Court
Old Ipswich Road
Claydon
IPSWICH
IP6 0AE

Certificate Reference Number:
0390-0437-5559-0906-7002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+ 0-25

A 26-50

B 51-75

C 76-100

D 101-125

E 126-150

F Over 150

G Over 150

Less energy efficient

48

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Air Conditioning
 Total useful floor area (m²): 688
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m³): 35.59

Benchmarks

Buildings similar to this one could have ratings as follows:

28

If newly built

74

If typical of the existing stock

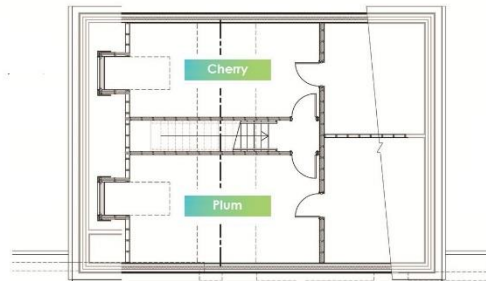
Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

Put your foot down.
Come to Neutral Territory.

NEUTRAL
TERRITORY

Claydon Court



FIRST FLOOR PLAN



GROUND FLOOR PLAN