penn commercial
01473 211933
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Industrial/Storage

Industrial Unit, 0.4 miles from the A14 (J56)

To Let - £29,243.50 per annum exclusive

Unit 7, Park Farm, Vicarage Lane, Wherstead, IP9 2AE

- **Industrial unit with car parking, close to the A14**
- **Manual roller shutter door, reasonable floor, power installed**
- **Approx 418 sq m (4,499 sq ft)**

2021 Winner
On-Demand Rankings
County | Suffolk
2021 WINNER
MOST ACTIVE AGENT
SUFFOLK

Location

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies approximately 70 miles north-east of central London, 55 miles south-east of Cambridge, 43 miles south of Norwich, and 18 miles north-east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south-east) to the East Midlands.

Situation

Park Farm Barns is a mixed-use commercial development just outside Ipswich, Suffolk's historic county town. The site is due to be redeveloped to provide new high-quality business space. The existing premises are fully let to several occupiers including Purple Line Ltd, Scofield and Lair Roofing Ltd, Triple AAA Couriers, Funky Lemon Design, and more.

Description

The property comprises a freestanding former agricultural store benefiting from a manual roller shutter door, reasonable floor, power installed, communal toilet, and is wind & watertight. Parking will be allocated and there is suitable loading.

Planning

We understand the property benefits from Class E use class. All interested parties should contact Babergh District Council on 01473 826622.

Viewing

Strictly by prior appointment with agents Penn Commercial:
vanessa@penncommercial.co.uk

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Business Rates

All interested parties should contact Babergh District Council on 01473 826622.

Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition including IT and telecommunications links. The property does not have a gas supply.

Terms & Tenure

The premises are available to let on new lease terms, for a term of years to be agreed, at a rent of 29,243.50 per annum exclusive.

VAT

Not applicable at this time.

Energy Performance Certificate

An Energy Performance Certificate has been requested.

Accommodation (all areas are approximate)

Open Plan Warehouse	418 sq m	4,499 sq ft
Total	418 sq m	4,499 sq ft

penn commercial®
Suite C, Orwell House,
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Park Farm
Park Farm Barn
0
50 m
100 m
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