



AVAILABLE TO LET / FOR SALE

Self-Contained Offices/Stores with Surfaced Parking

1A Norfolk Road, Ipswich, Suffolk, IP4 2HB

RENT

£14,750

per annum exclusive

GUIDE PRICE

£225,000

AVAILABLE AREA

1,343 sq ft

[124.74 sq m]

IN BRIEF

- » Good access to the A12, A14 and town centre
- » Open Plan Flexible Accommodation
- » Secure Surface Car Parking

LOCATION

1A Norfolk Road is situated a short walk from the town centre, within a predominantly residential area. The property is approximately 1.2 miles from Ipswich railway station, providing direct services to London. It also benefits from excellent road connectivity, circa 2.5 miles from the A14 and around 3.5 miles from the A12.

DESCRIPTION

The property comprises a detached building of brick and blockwork construction, overclad with timber cladding, beneath a pitched tiled roof. Internally, the accommodation is arranged into two principal areas: an office section with a partitioned private office, and a large storage area incorporating a kitchenette.

The specification includes a mix of surface-mounted LED and fluorescent lighting, carpet floor coverings, and underfloor heating. The offices are fitted with perimeter trunking providing power and data connections.

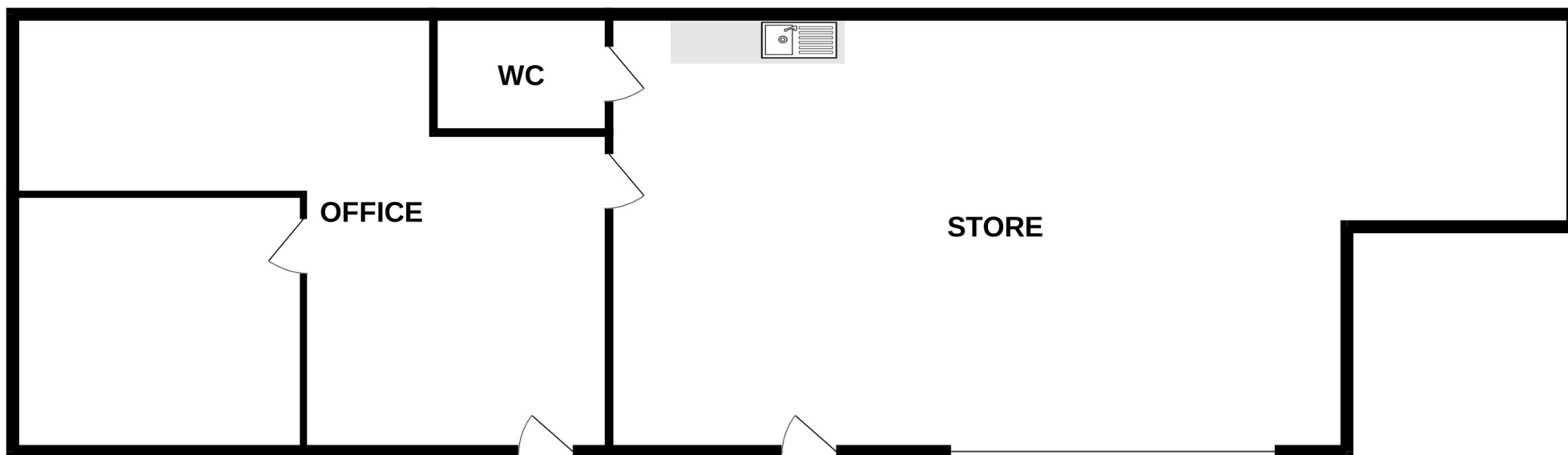
Externally, the property benefits from a large block-paved area, offering parking for several vehicles.

ACCOMMODATION

[Approx. Gross Internal Floor Areas]

- » Offices 510 sq ft [47.36 sq m]
- » Store 790 sq ft [73.39 sq m]
- » Total GIA 1,343 sq ft [124.74 sq m]





INDICATIVE FLOOR PLAN - NOT TO SCALE

BUSINESS RATES

According to the Valuation Office Agency website, the property has the following current rating assessment:

Rateable Value: £9,000
Rates Payable (24/25): £4,491

The rates payable are based on the current UBR of £0.499. Small business rates relief may be available to eligible occupiers providing up to 100% relief.

All interested parties should speak to the local authority to verify their liability.

PLANNING

The property has previously been used as office and stores.

All interested parties should make their own enquiries with the local planning authority to verify their use.

LOCAL AUTHORITY

Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
Suffolk
IP1 2DE

Telephone: 01473 432000

ENERGY PERFORMANCE CERTIFICATE (EPC)

E (104) Rating - ref: 0530-0736-3409-0396-0002

TERMS

The premises are available on a new business lease upon terms to be agreed at an initial rent of £14,750 per annum exclusive.

Alternatively, offers are invited in the region of £255,000 for the freehold interest with vacant possession upon completion.

The property is VAT exempt.

LEGAL COSTS

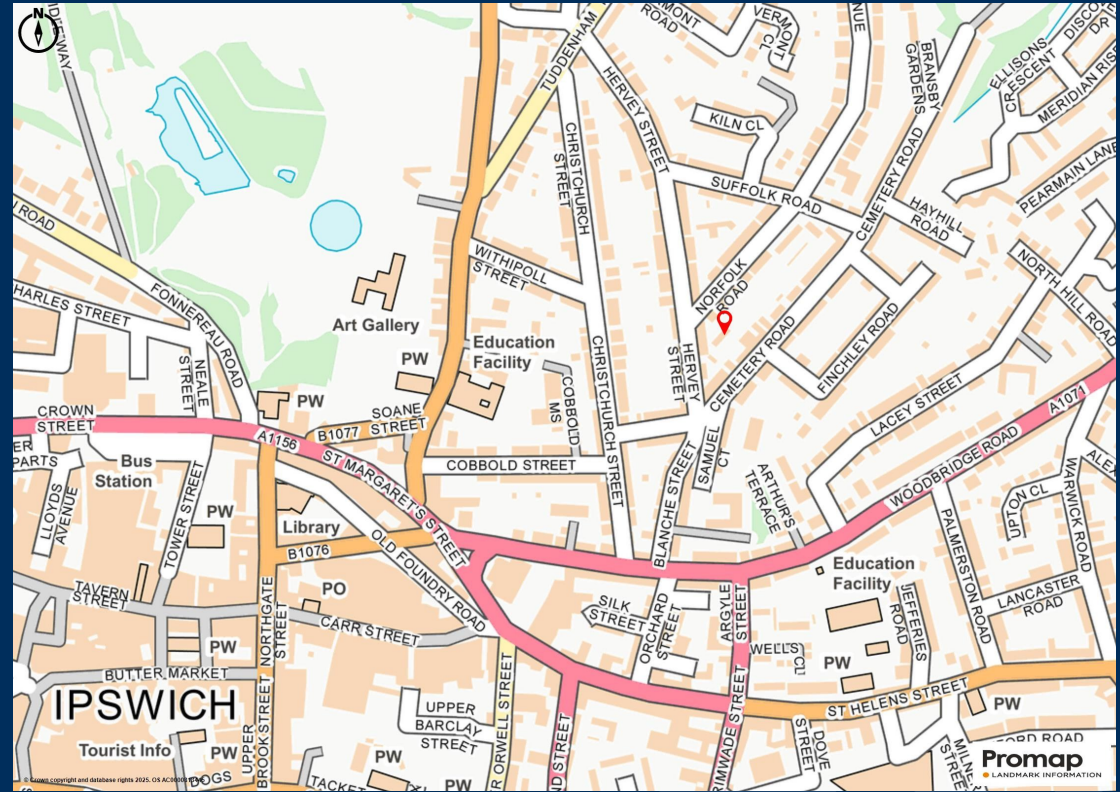
Each party to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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