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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TRADE COUNTER/WAREHOUSE UNIT LEASE ASSIGNMENT - 218 SQ M/2,347 SQ FT PLUS MEZZANINE 88.4 SQ M/952 SQ FT



Unit G (12) Goddard Road
Whitehouse Industrial Estate
Ipswich
IP1 5NP

TO LET

High profile trade counter unit with onsite car parking
Lease assignment or possibly new lease, subject to covenant
Nearby occupiers are Screwfix, C.E.F, Wurth,
Auto Windscreens and Sally Beauty
Fully refurbished
Rent £22,500 per annum exclusive

LOCATION

Goddard Road is situated on Whitehouse Industrial Estate approximately 2 miles west of Ipswich Town Centre. The property enjoys direct access onto the A14 providing road communication to Felixstowe, Bury St Edmunds, the Midlands and London via the A12 (south). The unit is located in a prominent position immediately behind Asda and forms part of the popular trade terrace with occupiers such as Screwfix, Wurth, CEF, Auto Windscreens and Sally Beauty.

DESCRIPTION

The property comprise, a recently refurbished mid terrace trade counter/business unit with parking outside. Access to the unit is via a lathe roller shutter loading door or a pedestrian entrance protected by a separate security shutter door. Internally the unit offers a reception area with trade counter and WC facilities and kitchen beyond. Behind the reception area is the warehouse, open to the eaves in part with the addition of a mezzanine floor. To the rear of the unit and under part of the mezzanine is a secure store room. Linking with the mezzanine is a structural first floor office overlooking the circa 8 car spaces at the front of the property.

ACCOMMODATION

(Please note all areas are appropriate)

Depth	18.0 m	59 ft
Width	10.94 m	36 ft
Gross internal area (GIA)	197 sq m	2,121 sq ft
Includes		
Reception	14.3 sq m	154 sq ft
Kitchen & WC facilities		
Rear store room	16.5 sq m	178 sq ft
First Floor office	21.0 sq m	227 sq ft
Total structured area	218 sq m	2,347 sq ft
Mezzanine	88.4 sq m	952 sq ft

Loading door		
Width	3.5 m	11 ft 5"
Height	3.98 m	13 ft
Height to eaves	4.88 m	16 ft
Height to apex	6.11 m	20 ft
Height to under mezzanine	2.27 m	7 ft 4"

Outside the front of the unit is allocated parking for circa. 8 cars.

SERVICES

Originally all main services were connected with electric, gas (connected to the unit but not in use), water and drainage. We have not tested any services and any interested party should carry out their own due diligence in relation to the services offered by utility companies, telecoms and IT links.

TERMS

The property is available by way of a lease assignment. The lease is dated from 2 December 2021 for a period of 6 years at a rent of £22,500 per annum. There is a review on 1 December 2024 and break clause on 1 June 2025 giving 6 months prior written notice, alternatively, the landlord may entertain offering a new full repairing and insuring lease, length to be agreed, subject to covenant strength..

VAT

VAT is not applicable to the property.

BUSINESS RATES

Rateable value of this property is £23,000. Using the standard poundage of 54.6p, rates payable circa. £12,558 per annum. For further information contact Ipswich Borough Council Business Rates Department Telephone number: 01473 433851.

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, IP1 2DE Tel: 01473 432000

SERVICE CHARGE

For further information can be provided upon request.

EPC

Upon request.



PLANNING

We have been verbally advised by Ipswich Borough Council that the unit falls into the category of planning use B8. It is advised that any interested party should carry out their own investigations with the Local Authority Planning Office as to their specific use.

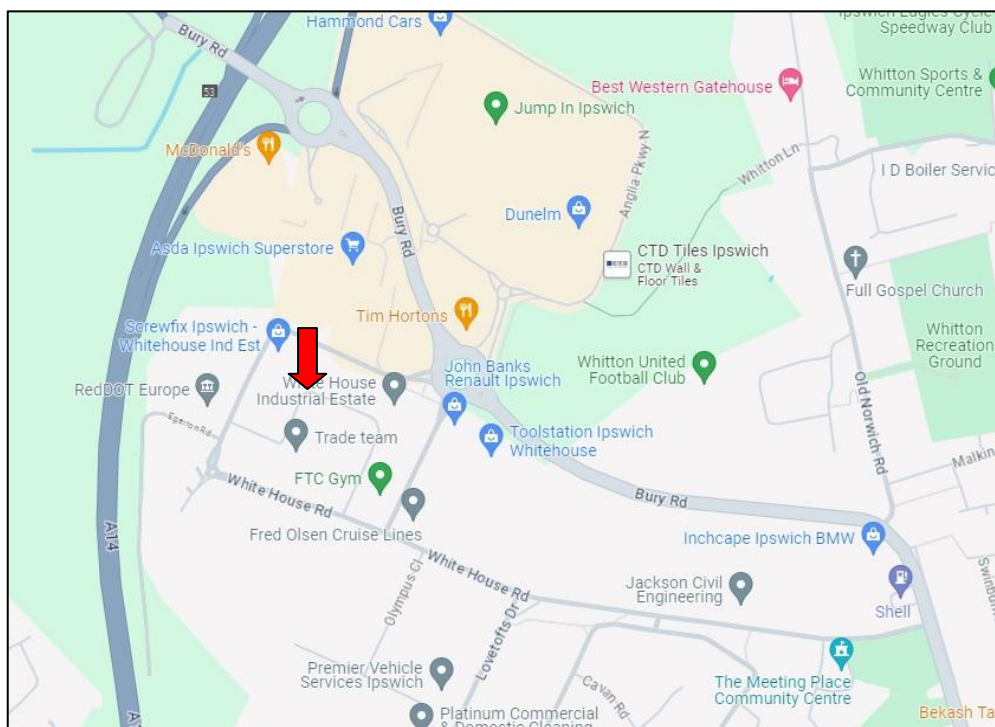
LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

For further information please contact Sole Agents,
Martin Reader at Reader Commercial
on 01473 289600 or martin@readercommercial.com

Plan for location purposes only



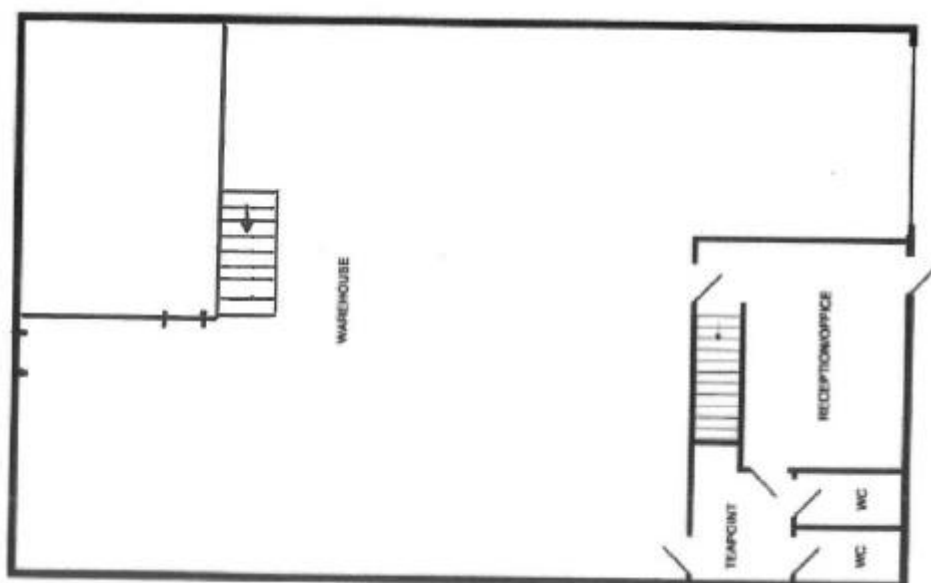






Indicative Plans

Ground Floor



First Floor

