

Industrial

TO LET: Detached warehouse on popular industrial estate, with mezzanine, offices, yard & parking



Unit C1, Farthing Road Industrial Estate, Ipswich, Suffolk IP1 5AP

Total Area Approx. 678 sq m (7,300 sq ft)

- Comprises a detached warehouse unit of brick construction, accessed via a rollershutter door & includes a mezzanine level
- Also benefits from a ground floor showroom, first floor offices & WC facilities
- Externally, provides a fenced yard area to the side & rear of the building, along with ample space for parking, loading / unloading
- Rollershutter height 4.3m & width 3.8m
- Height to mezzanine 3.02m

Available to let at a rent of £39,000 per annum exclusive.



Location

The property is situated on the established Farthing Road Industrial Estate at Sproughton to the west side of Ipswich; there is good access to the A14 which is only a quarter of a mile and Ipswich Town Centre is about 2 miles. Farthing Road Industrial Estate is an industrial/economic hub for local and regional businesses providing accommodation for companies dealing with the vehicle trade, construction materials, professional services, quasi-retail, leisure, industrial, and logistics uses.

Description

The property comprises a detached warehouse unit of brick construction. The warehouse is accessed via a roller shutter door and includes a mezzanine level. In addition, the property benefits from a ground floor showroom, first floor offices, and W/C facilities. Externally, the property provides a fenced yard area to the side and rear of the building, along with ample space for parking, loading, and unloading. Rollershutter height 4.3m & width 3.8m. Height to mezzanine 3.02m.

Accommodation (all areas are approximate)

Offices/Showroom & ancillary: 424 sq m / 4,568 sq ft

Mezzanine: 254 sq m / 2,732 sq ft

Total Area: 678 sq m / 7,300 sq ft

Legal Costs

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

Planning

Use Class B2. All enquiries to Babergh Mid Suffolk Councils.

EPC

EPC is being commissioned.

Terms & Tenure

The property is available to let on a new Full Repairing and Insuring lease to be agreed at £39,000 per annum exclusive.

VAT

VAT applicable.

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. Service Charge to be advised, further details upon request.

Business Rates

Rateable Value: £43,000. All enquiries to Babergh Mid Suffolk Councils.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



**Suite C, Orwell House, The Strand,
Wherstead, Ipswich, Suffolk IP2 8NJ**

01473 211933

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