

INVESTMENT SALE: Two industrial units on a busy trade estate, with on-site parking

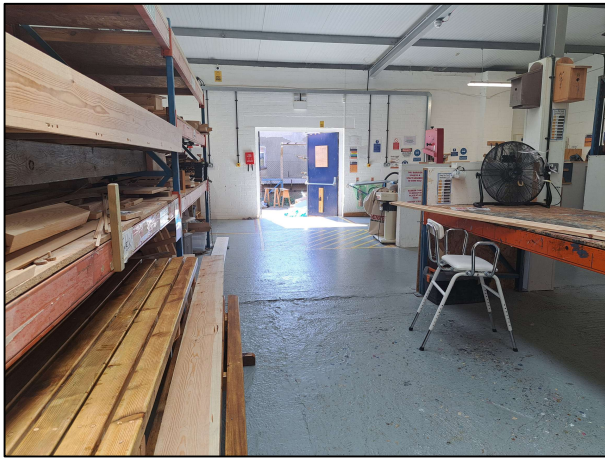


Units 18 + 21, Altitude Business Park, Nacton Road, Ipswich, Suffolk IP3 9QN

Total Area Approx. 630.87 sq m (6,791 sq ft)

- **Steel & clad construction industrial units**
- **Roller shutter doors**
- **Unit 18: 476 sq m (5,124 sq ft) / Unit 21: 154.87 sq m (1,667 sq ft) = Total Area Approx. 630.87 sq m (6,791 sq ft)**
- **Total income £29,000 per annum exclusive:**
 - **Unit 18: 7-year lease on FRI terms from 21st May 2026 to 20th May 2033. Rent £15,000 per annum exclusive**
 - **Unit 21: 7-year lease on FRI terms from 21st May 2026 to 20th May 2033. Rent £14,000 per annum exclusive.**
- **On-site car parking**
- **Easy access for the A14 / A12, convenient for Sizewell C**

Available for investment sale at a price of £348,000 exclusive, subject to existing tenancies.



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

The property is located on Altitude Business Park, close to the A14/A12, convenient for Sizewell C. Busy estate on the outskirts of Ipswich, hosting a variety of trades.

Accommodation (all areas are approximate) (GIA)

- Unit 18: 476 sq m (5,124 sq ft)
- Unit 21: 154.87 sq m (1,667 sq ft)

Total Area Approx. 630.87 sq m (6,791 sq ft)



Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

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Description

Units 18 + 21:

- Unit 18: Steel and clad construction, roller shutter door, 2 main entry doors, rear double doors, enclosed rear yard, with an office. 4 car parking spaces
- Unit 21 Steel and clad construction, roller shutter door, main entry door, 3 car parking spaces.

Lease terms

Total income £29,000 per annum exclusive:

- Unit 18: 7-year lease on FRI terms from 21st May 2026 to 20th May 2033. Rent £15,000 per annum exclusive
- Unit 21: 7-year lease on FRI terms from 21st May 2026 to 20th May 2033. Rent £14,000 per annum exclusive.

Planning

All interested parties should contact Ipswich Borough Council on 0300 123 4000.

Legal Costs

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

Business Rates

All interested parties should contact Ipswich Borough Council on 0300 123 4000.

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 purchaser to satisfy themselves as to their operation / condition including IT and telecommunications links.

Energy Performance Certificate

Available on request.

Terms & Tenure

Investment sale at a price of £348,000, subject to the existing tenancies.

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VAT

VAT is not applicable.

