



AVAILABLE TO LET

Well Located Industrial/Warehouse Unit

38 Boss Hall Road, Ipswich, Suffolk, IP1 5BN

RENT

£13,500
per annum

AVAILABLE AREA

1,744 sq ft
[162.06 sq m]

IN BRIEF

- » Available to let immediately
- » Easy access to the A12/A14 and town centre
- » Shared parking and forecourt loading facilities

LOCATION

Ipswich is the county town and the principal administrative center for Suffolk. The town is located approximately 77 miles north east of London, 45 miles south of Norwich and 18 miles north east of Colchester.

Boss Hall Business Park is situated to the west of the town center in the popular Sproughton Road industrial area. The estate is less than 1 mile from the A14 intersection, giving a direct dual carriageway link to the A12, Felixstowe, Cambridge, Colchester and the national motorway network.

DESCRIPTION

The premises comprises an end of terrace industrial unit of steel portal frame construction with brick/blockwork elevations and profile sheet cladding to the upper parts. The roof is clad in corrugated asbestos sheeting with translucent panels.

The front section of the warehouse is currently fitted out as a trade counter, separated by a partition wall. This area, along with the adjoining office/store accommodation, presents an opportunity to reconfigure the internal layout to create additional open warehouse space if required.

Ancillary accommodation includes a reception area, kitchen, store/office, and male and female WCs. The unit is served by a roller shutter door and benefits electric heating and a mixture of fluorescent suspended lighting.

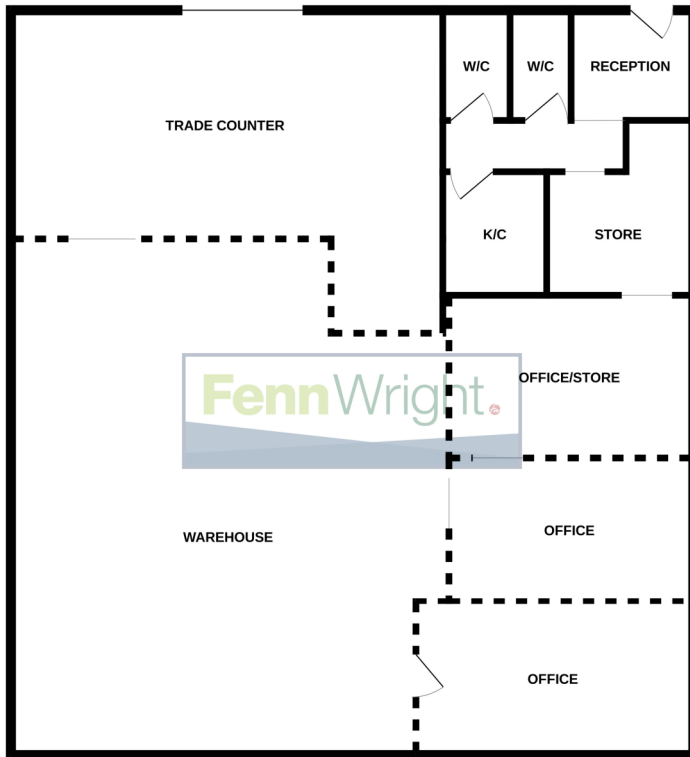
A forecourt provides car parking and loading facilities.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- | | | |
|------------------------------------|--------------------|------------------------------|
| » Trade Counter | 382 sq ft | [35.53 sq m] approx. |
| » Warehouse | 695 sq ft | [64.56 sq m] approx. |
| » Offices/Stores | 512 sq ft | [47.64 sq m] approx. |
| » Ancillary & WCs | 155 sq ft | [14.40 sq m] approx. |
| » Total Gross Internal Area | 1,744 sq ft | [162.06 sq m] approx. |





SERVICES

We understand that the property is connected to water, drainage and electricity.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

LOCAL AUTHORITY

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

Telephone: 01473 432000.

BUSINESS RATES

The property is assessed as follows:

Rateable Value: £10,000

Rates Payable 2025/2026: £4,990 pa

The rates are based on a UBR for the current year of 49.9p in the pound. All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability and potential entitlement to small business rates relief.

PLANNING

The premises are considered suitable for industrial and warehouse uses. All interested parties should make their own enquiries with the Local Planning Authority to establish

whether planning permission will be required for their intended use.

All interested parties should make their own enquiries with the Local Planning Authority.

ENERGY PERFORMANCE CERTIFICATE [EPC]

D (89) ref 0880-0231-4859-2402-9002

TERMS

The premises are available on a new business lease for a term to be agreed and at an initial rent of £13,500 per annum exclusive. The rent and service charge are subject to VAT.

LEGAL COSTS

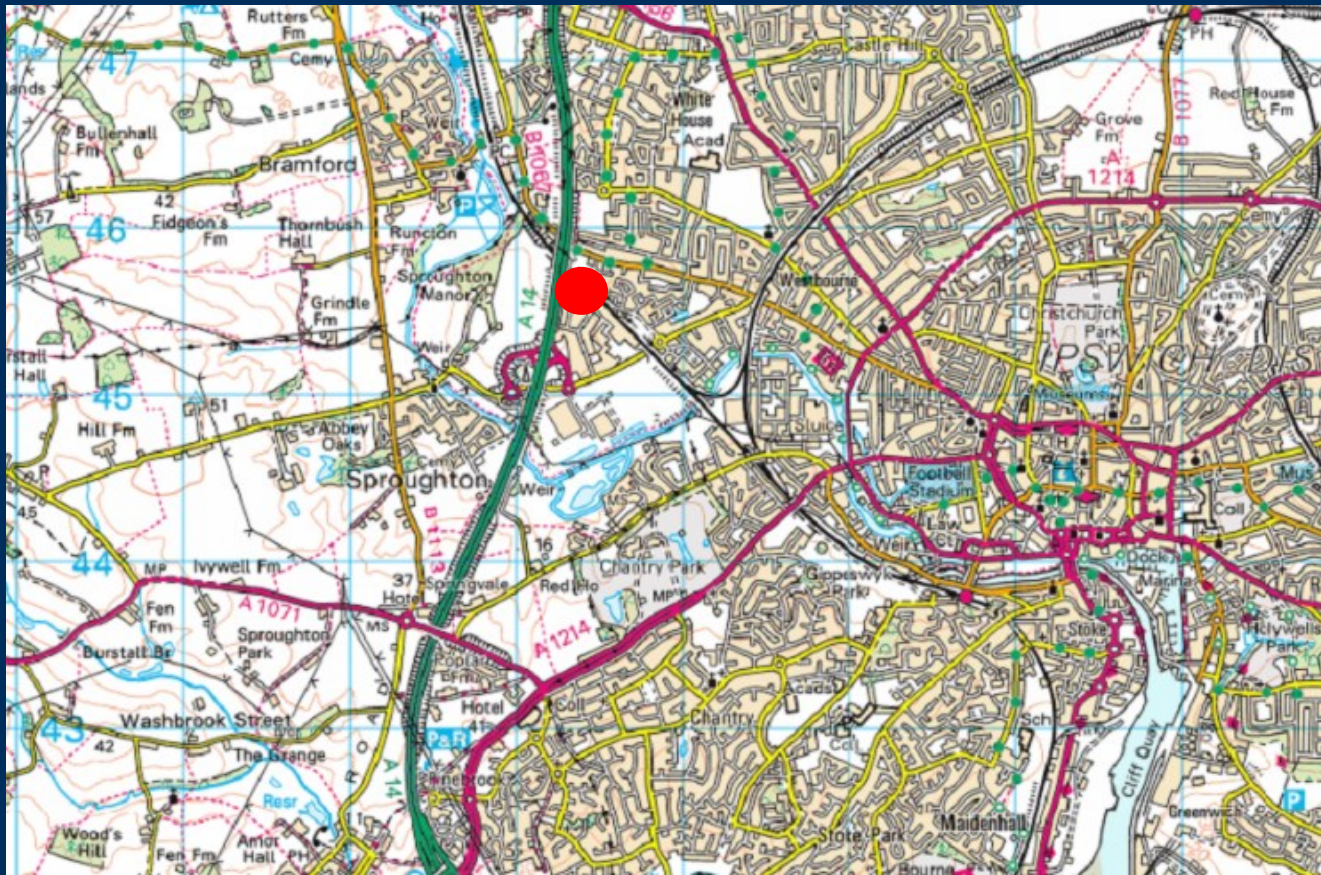
Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Particulars created October 2025.

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