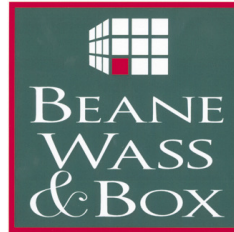


Unit 4, Quadrangle Centre, Ipswich, IP3 9QR



Unit 4, Quadrangle Centre, Ipswich IP3 9QR



Unit 4
(Ground Floor)

- Close to Ransomes Business Park and A14
- 2 Car Parking Spaces to Front
- Ground Floor Storage & Loading
- Immediately Available

RENT
£10,000 PAX
SUBJECT TO CONTRACT

TO LET
A Purpose Built Business Unit
Ground Floor Storage /
Office /
Training Centre (FI Use)

Entrance / Stair lobby with disabled W.C

Total GIA 1,700 sq ft (160 sqm)

DESCRIPTION: A purpose built business unit with workshop/storage on the ground floor. The ground floor space has separate loading facilities via a concertina door and there are 2 car parking spaces.

LOCATION: The Drift is located about 2.5 miles south east from the town centre just north of the Nacton Road and virtually adjacent to the Ransomes Europark, which is considered to be the premier business park in Ipswich and which is adjacent to the A14 connecting in turn to the A12. Ransomes Europark contains a large number of occupiers of retail/ industrial/office and motor trade users with an Hotel and Leisure Club.

ACCOMMODATION: Ground Floor
Entrance lobby with Disabled WC and stairs to the first floor and access to the warehouse.

Workshop/warehouse: Gross internal measurement 48'2" (14.7 m) x 36'9" (11.2 m) with part temporary internal partitioning.

OUTSIDE: There is a loading bay and car parking for 2 cars.

SERVICES: Mains water, electricity drainage and gas available. Radiator gas central heating and fire and security alarms. No services or systems are tested.

BUSINESS RATES: **Ground floor** Rateable Value - £8,300
Qualifying occupiers may be eligible for small business rates relief which can reduce rates payable by up to 100% for certain properties with low rateable values. Further information available from Ipswich Borough Council.

TERMS: Rent £10,000 per annum.
Service Charge - £195 per quarter (variable) to cover the cost of heating, lighting and maintenance of the common parts and the roads/estate.

LEGAL COSTS: The incoming tenant will be responsible for the landlord's reasonable legal costs in connection with the preparation of a Law Society Lease.

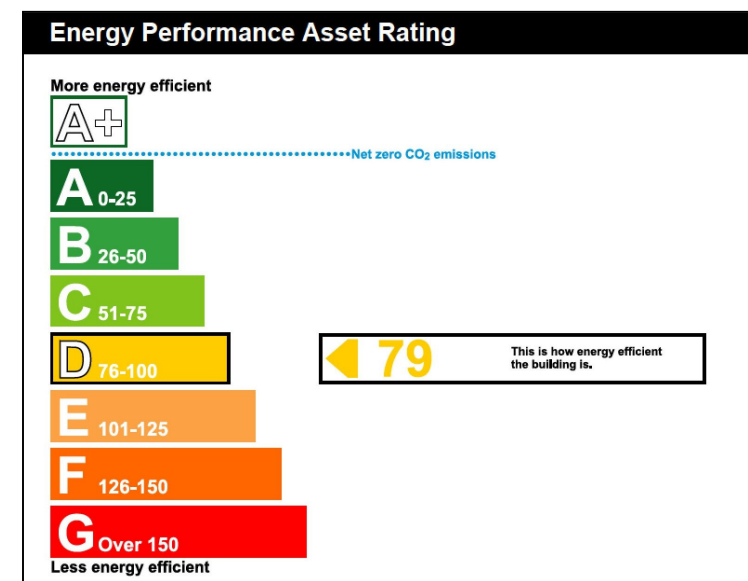
VIEWING: By prior appointment through sole agents Beane Wass & Box on
Tel: (01473) 212656

CONTACT: **Richard Bertram MRICS or Julian Haywood Smith MRICS**

SUBJECT TO CONTRACT

PREPARED July 2022

PHOTOS TAKEN 2017



Note: These particulars are intended only as a guide to prospective purchasers or lessees to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any guaranteed and they are furnished on the express understanding that neither the agents nor the vendors or landlord are to be or become under any liability or claim in respect of their content. Digital images have been used and some adjustments may have been made. In the event of the agents or the vendor or landlord supplying any further information or expressing any opinion to a prospective purchaser or lessee, whether verbal or in

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