



AVAILABLE FOR SALE

Two Storey Light Industrial/Storage Unit

Unit 13 Bailey Close, Hadleigh Road Industrial Estate, Ipswich, IP2 0UD

GUIDE PRICE

£205,000

FLOOR AREA

**2,842 sq ft
[264.06 sq m]**

IN BRIEF

- » Situated on an established industrial estate
- » Good access to A12/A14 interchange and town centre

LOCATION

Ipswich is the county town of Suffolk with a resident population of approximately 130,000 and a catchment of about 320,000.

Hadleigh Road Industrial Estate is situated to the west of the town centre. The A12/A14 Copdock intersection is within about 2.5 miles and provides excellent road communications with Felixstowe Port, 8 miles distant, London and the national motorway network.

The property is situated on Bailey Close and other occupiers on the estate include Travis Perkins, Bookers Wholesale, Magnet Trade and Howdens Joinery.

DESCRIPTION

Bailey Close comprises a number of terraced business units with brick/blockwork elevations under a flat roof.

Unit 13 is situated mid terrace and comprises a two storey business unit. The ground floor provides industrial/warehouse accommodation fitted with ancillary accommodation including a WC. The first floor provides additional storage accommodation, accessed via an internal staircase.

The property is served by an electric roller shutter door and is fitted with fluorescent/LED lighting and 3-phase power.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

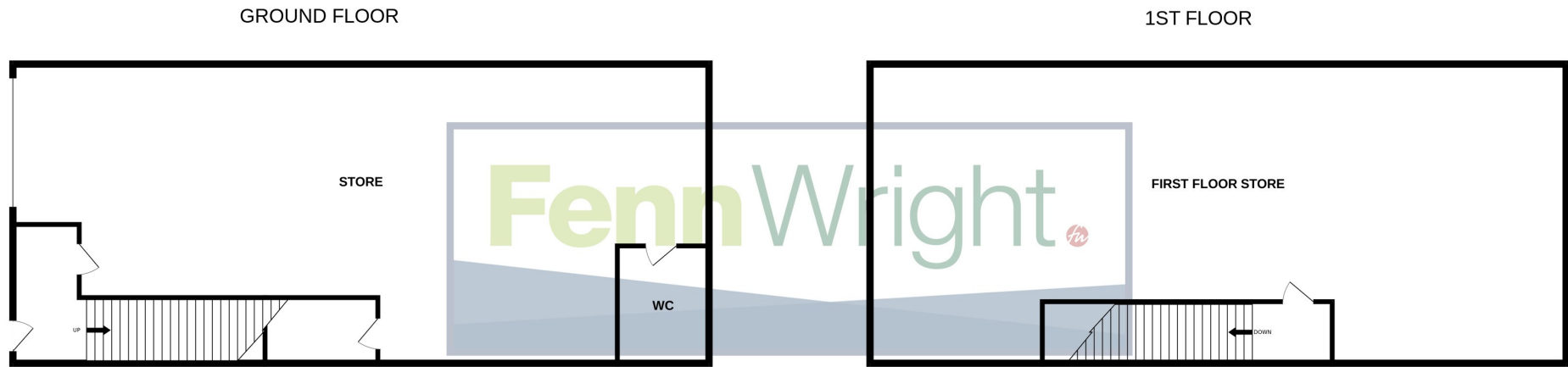
» Ground Floor	1,417 sq ft	[131.69 sq m]
» First Floor	1,425 sq ft	[132.38 sq m]
» Total Gross Internal Floor Area	2,842 sq ft	[264.06 sq m]

Ground Floor Ceiling Height: 4.00 m | First Floor Ceiling Height: 3.28 m

Roller Shutter Door

Width: 3.19 m | Height: 3.36 m





Indicative Floor Plan - Not To Be Relied Upon

BUSINESS RATES

According to the Valuation Office Agency, the office is assessed as follows:

Rateable Value: £13,000 | Rates Payable (2025/26): £6,487 pa

The rates payable are based on the current UBR of £0.499. All interested parties should speak to the local rating authority to verify their rates liability.

SERVICES

It is understood the property is connected to mains water, electricity and drainage.

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 those serving the property including IT and telecommunications.

PLANNING

We understand the property has planning permission for Class B1/B8 (light industrial/warehouse) uses.

All interested parties should make their own enquiries with the local rating authority.

LOCAL AUTHORITY

Ipswich Borough Council
 Gra^oon House
 15-17 Russell Road
 Ipswich
 Suffolk, IP1 2DE

Tel: 01473 432000

ENERGY PERFORMANCE CERTIFICATE [EPC]

To be confirmed.

TERMS

Offers are invited in the region of £205,000 for the freehold interest with vacant possession upon completion.

VAT position to be confirmed.

SERVICE CHARGE

A service charge is payable in relation to the common areas of the estate. Further details are available upon request.

LEGAL COSTS

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

VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE SELLING AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

Suffolk

IP1 1BA

Contact: Hamish Stone

T: 01473 220211

E: hws@fennwright.co.uk



Fenn Wright for themselves and for the vendors or lessors of this property whose agents they give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright LLP nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright LLP or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

OS licence no: TT000311015

Particulars created May 2025

