



**NEW LEASE AVAILABLE**

Business unit with office and mezzanine floor

11 Sproughton Business Park, Farthing Road,  
Ipswich, Suffolk, IP1 5AP

**RENT**

£10,950 per annum

**FLOOR AREA**

991 sq ft [92 sq m] plus  
mezzanine 509 sq ft [47.3 sq m]

## IN BRIEF

- » Within 0.5 miles of A14
- » Eaves height 3.4m - 3.8m
- » Office and mezzanine storage
- » Redecorated and ready for immediate occupation
- » Flexible lease terms available

## LOCATION

Sproughton Business Park comprises a development of 12 terraced business units situated towards the rear of the Farthing Road Industrial Estate. The estate lies adjacent to the A14 dual carriageway providing excellent road communications with Felixstowe, the Midlands, London and the national motorway network. The town centre is approximately 2.5 miles to the east.

## DESCRIPTION

The property comprises a self-contained business unit with brick/blockwork and profile sheet cladding to the elevations and roof.

The unit is accessed via a roller shutter door and adjoining personnel door with ancillary accommodation including a small office, WC and tea point. The premises are fitted with fluorescent lighting and intruder alarm.

A forecourt provides parking and loading area.

The premises have been redecorated and are ready for immediate occupation.

## ACCOMMODATION

The property provides the following floor areas and dimensions:

» Ground floor	991 sq ft	[ 92.07 sq m]
» Mezzanine	509 sq ft	[ 47.29 sq m]
Total gross internal floor area	1,500 sq ft	[139.36 sq m]

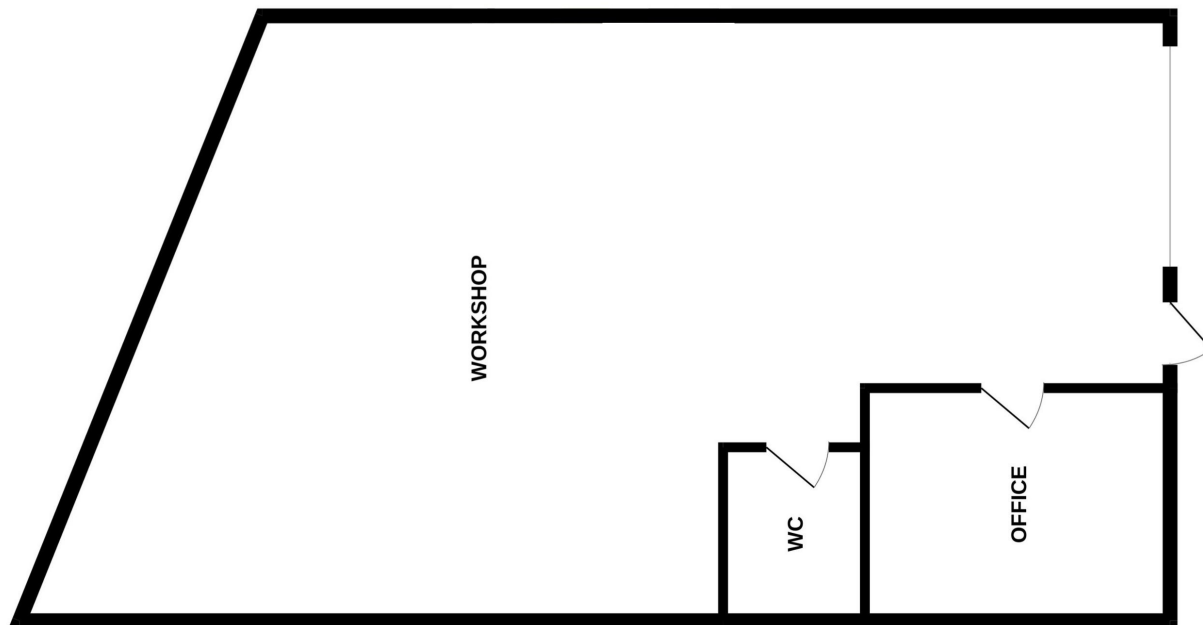
### Eaves height

Front	3.49m
Rear	3.87m

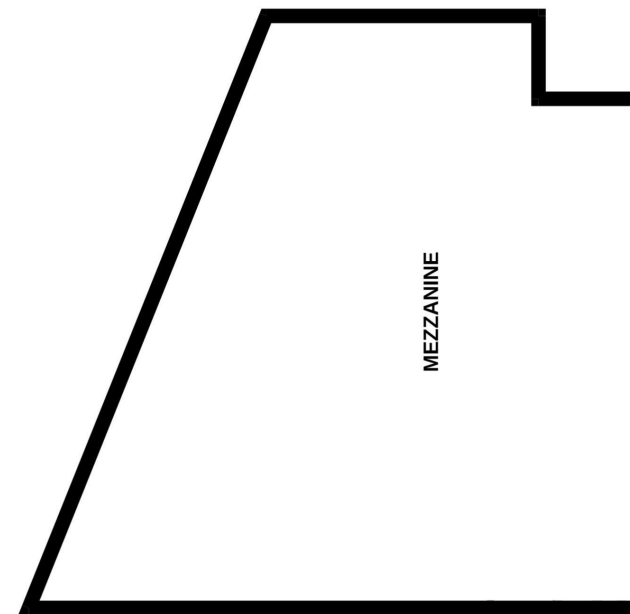
### Roller shutter door

Width	2.68m
Height	2.98m





GROUND FLOOR



FIRST FLOOR

### BUSINESS RATES

The premises are assessed as follows:

Rateable Value	£7,400
Rates Payable (2024/2025)	£3,692.60 per annum

The rates payable are based on the current UBR of £0.499. Small business rate relief may be available providing 100% exemption and all interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

### LOCAL AUTHORITY

Babergh Mid Suffolk Council, Endeavour House, 8 Russell Road, Ipswich, Suffolk, IP1 2BX. Tel: 0300 123 4000.

### SERVICES

It is understood that 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 of those serving the property including IT and telecommunication links.

### ENERGY PERFORMANCE CERTIFICATE [EPC]

To be provided.

### LEGAL COSTS

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

### TERMS

The premises are available on a new business lease upon terms to be agreed and at an initial rent of £10,950 per annum.

The property is VAT exempt.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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Particulars created January 2025

**Fenn Wright**

