



FOR SALE

Substantial Warehouse Building with Secure Yards

**Unit 1 Holywells Road, Ipswich,
Suffolk, IP3 0DL**

GUIDE PRICE

£2,750,000

AVAILABLE AREA

**24,579 sq ft
[2,283.52 sq m]**

IN BRIEF

- » Located within Ipswich Town Centre
- » GIA 24,711 sq ft (2,295.75 sq m)
- » Two secure surfaced yards

LOCATION

The property is prominently located on Holywells Road, approximately 1 mile south-east of Ipswich town centre, within an established commercial and port-related area close to the docks and waterfront. The site occupies a highly visible position at the junction of Cliff Road, Myrtle Road and Duke Street.

Excellent road communications are provided, with the A14 accessed via Nacton Road (A137) approximately 3 miles to the south-east at Junction 57, linking directly to the national motorway network and the Port of Felixstowe (c.12 miles). The A12 is also readily accessible, connecting to the wider South East, as well as north towards Lowestoft and Sizewell.

The surrounding area comprises a mix of established industrial, warehouse and office occupiers including Anglo Norden, Paintwell and Brooks & Wood.

DESCRIPTION

The property comprises a modern, self-contained warehouse facility of steel portal frame construction with brick and profile clad elevations beneath a pitched roof. The upper elevations are of single skin profile sheeting, with the rear elevation insulated.

The accommodation is predominantly open span and includes integrated ground and first floor offices, together with staff welfare facilities. The warehouse benefits from LED lighting and two front-facing roller shutter doors serving loading, while the offices provide LED lighting, partial air-conditioning, electric heating and carpeted areas.

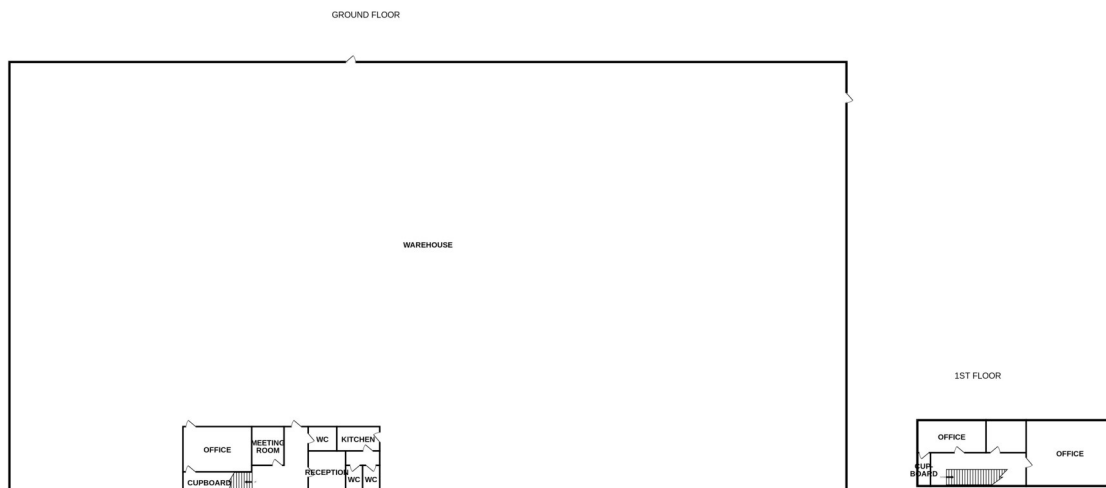
Externally, the property sits on a self-contained site of approximately 1.13 acres and benefits from two secure yard areas. The principal yard fronts Holywells Road and provides loading and car parking, while a secondary yard to the north, accessed from Cliff Road, offers additional parking or storage. An additional roller shutter could be installed to create a separate loading area (subject to consent).

ACCOMMODATION [Approximate Gross Internal Floor Areas]

- | | | |
|-------------------------------------|--------------|------------------|
| » Warehouse: | 22,885 sq ft | [2,126.14 sq m] |
| » Office & Ancillary Accommodation: | 1,694 sq ft | [157.38 sq m] |
| » Total Gross Internal Floor Area: | 24,579 sq ft | [2,283.52 sq m] |

Eaves Height: 7.39 m | Apex Height: 9.85 m
Roller Shutter Door - Width: 5.00 m | Height: 5.55 m





BUSINESS RATES

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

Rateable Value (2026/27): £125,000

Rates Payable: £60,000 per annum

The rates are based on the current UBR of £0.48. All interested parties should make their own enquiries with the local rating authority to verify their rates liability.

SERVICES

It is understood the premises is connected to mains water, three phase 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

The property has historically been utilised for Use Class B8 (warehouse and distribution) purposes.

Interested parties are advised to make their own enquiries with the Local Planning Authority to verify that their proposed use is acceptable and to confirm any requirements relating to planning permission or change of use.

LOCAL AUTHORITY

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

Tel: 01473 432000

ENERGY PERFORMANCE CERTIFICATE [EPC]

To be commissioned.

TERMS

Offers are invited in the region of £2,750,000 for the freehold interest with vacant possession upon completion.

The sale price is subject to VAT.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, the successful purchaser will be required to provide satisfactory identification and source of funds evidence.

LEGAL COSTS

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

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

Fenn Wright
1 Buttermarket, Ipswich,
Suffolk, IP1 1BA

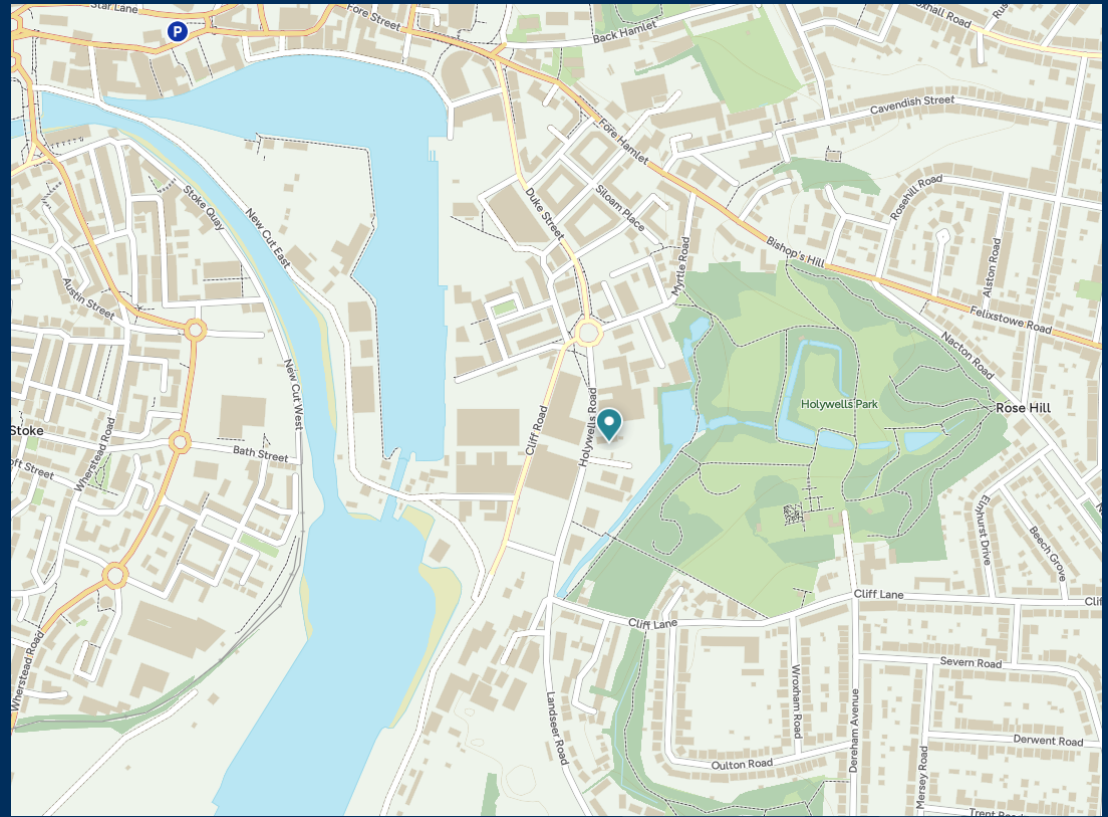
Contact: Hamish Stone
T: 01473 220 211 | M: 07387 021664
E: hws@fennwright.co.uk

Coke Gearing Chartered Surveyors
100 South Street, Bishop's Stortford,
Hertfordshire, CM23 3BG

Contact: Tony Pemberton
T: 01279 758758 | M: 07949 530597
E: toby@cokegearing.co.uk

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Coke Gearing
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Chartered Surveyors



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Particulars created July 2026

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