

Industrial

TO LET: Well-presented industrial unit on popular estate



Unit 3 Olympus Close, Ipswich, Suffolk IP1 5LJ

Total Area Approx. 120.77 Sq M (1,300 Sq Ft)

- Rarely available industrial unit on popular estate in IP1
- On-site carparking
- Easy access to the A14
- Roller shutter door, comprising warehouse space, offices, kitchenette & W/C
- Small forecourt for loading / unloading

Available to let on new lease terms at a rent of £15,500 per annum exclusive.



Location

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Situation

The property is situated on Olympus Close Industrial Park which is located off Whitehouse Road, on the outskirts of Ipswich, adjacent to the A14 trunk road. The town centre lies 2 miles east of the development and there is a regular bus service from Whitehouse Road into the town.

Accommodation (all areas are approximate) (GIA)

Total Area Approx. 120.77 Sq M (1,300 Sq Ft)

Energy Performance Certificate

Available on request.

Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition, including IT and telecommunications links. Buildings Insurance & Service Charge for 26/27: approx. £2,363 in total combined.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

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Description

The property comprises a mid-terrace ground-floor industrial building. The unit is accessed via a roller shutter door and an adjoining personnel door. The unit comprises warehouse space, offices, kitchenette & w/c. Outside the property are car parking spaces for 3 and a small forecourt for loading and unloading.

Planning

All interested parties should contact Ipswich Borough Council on 0300 123 4000.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Business Rates

The current rateable value is £11,250. We understand that eligible businesses will benefit from small business rates relief. All interested parties should contact Ipswich Borough Council on 0300 123 4000.

Terms & Tenure

The unit is available to let on new full repairing and insuring lease terms, for a term of years to be agreed, at a commencing rental of £15,500 per annum exclusive, plus VAT

VAT

VAT will be applicable.

