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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

INDUSTRIAL UNIT - TO LET

716.5 SQ M/7,713 SQ FT



Unit 9 Farthing Road

Industrial Estate

Ipswich

Suffolk

IP1 5AP

TO LET

Roller Shutter Door

3 Phase power

New lease terms available

To be refurbished

LOCATION

Ipswich is the county town of Suffolk with a population of circa. 140,000 people. Road communication is good via the A14/A12 trunk roads linking Ipswich to Felixstowe (10 miles), London (70 miles) and the Midlands. Farthing Road Industrial Estate is approximately 2 miles west of Ipswich town centre and is adjacent to the A14 at Junction 54. Nearby occupiers are Ipswich Glass and M & C Colours Limited.

DESCRIPTION

The property comprises a refurbished steel portal framed warehouse of brick and block construction, profile cladding beneath a pitched roof along with a flat roof over the office ancillary block to the front. The warehouse area has a minimum eaves height of approximately 5 m (16 ft 4") and can be accessed by a roller shutter door located on the front elevation of the property. Reception and the first floor offices are carpeted and benefit from LED lighting. To the front of the unit are parking spaces for circa. 3 cars. It is the landlord's intention to remove and replace the existing roof materials with a new sheet metal roof and guttering.

ACCOMMODATION

(Please note all areas are approximate)

Internal depth max	37.8 m	124 sq ft
Internal width max	17.6 m	58 sq ft
Warehouse area	615.6 sq m	6,627 sq ft
Ground floor office/ Ancillary	51.6 sq m	555 sq ft
First floor office	49.3 sq m	531 sq ft
Total Gross Internal Area	716.5 sq m	7,735 sq ft

TERMS

The property is available by way of a new full repairing and insuring lease, length to be agreed. Subject to 5 yearly upward only rent reviews if applicable at a proposed commencing rent of £69,615 per annum exclusive. (£9 per sq ft).

VAT

VAT is applicable to the rent.

SERVICE CHARGE

As per the lease provision.

BUSINESS RATES

Rateable value for 2025 is £43,250. For further information contact Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX Tel: 01473 433851.

PLANNING

We believe that the units have consent for warehouse use however recommend that each applicant make enquiries of the local authority to ensure that the permitted use is acceptable. Local authority contact Babergh District Council on 0300 1234 000.

EPC - upon request.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, all prospective tenants will be required to provide proof of identity and address. This may include, but is not limited to, a passport or driving licence and a recent utility bill or bank statement.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with sole agents:
Reader Commercial on 01473 289600
or martin@readercommercial.com



(plan is for location purposes only)





