



**For Sale / To Let**

**Modern Warehouse with Mezzanine & Large Surfaced Yard**

**Unit 3 Progress Way, Mid Suffolk Business Park,  
Eye, Suffolk, IP23 7HU**

**GUIDE PRICE**

**£750,000**

**RENT**

**£55,000**

**TOTAL GIA**

**10,381 sq ft  
[964.45 sq m]**

## IN BRIEF

- » Modern steel portal frame warehouse
- » Large surfaced yard
- » Available for sale or to let

## LOCATION

Mid Suffolk Business Park comprises a modern development of industrial and warehouse units to the north of Eye. The A140 provides road communications with Norwich, 24 miles to the north east and the A14, 15 miles to the south, providing access to the A12 and national motorway network.

The warehouses are located on Progress Way, approximately 1 mile from the A140 via the B1077.

## DESCRIPTION

The property comprises a modern steel portal frame warehouse, forming part of a terrace of four units. The elevations are of low-level brick and blockwork with insulated profile cladding above and to the roof, incorporating translucent panels.

Internally, the property provides predominantly warehouse accommodation, together with a mezzanine level offering additional storage above and light manufacturing/processing space below. Ancillary accommodation, including offices, stores, kitchen and WCs, is located to the front.

The specification includes a mixture of fluorescent and LED lighting, 3-phase power, and gas-fired heaters within the warehouse. Access is via a roller shutter door to the front elevation.

Externally, there is a large surfaced forecourt providing loading, storage and parking.

## ACCOMMODATION [Approximate Gross Internal Floor Areas]

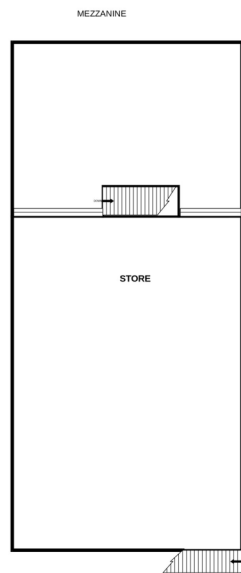
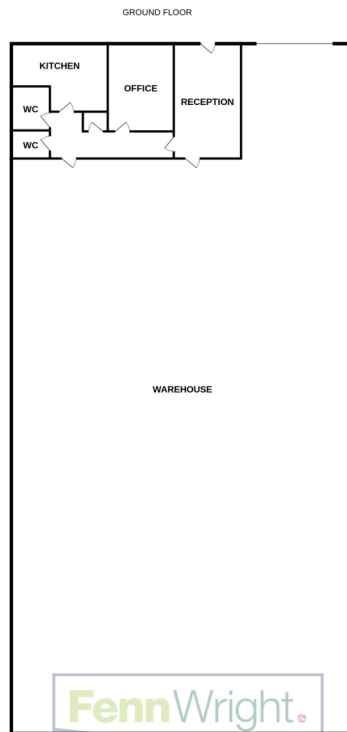
- » Warehouse inc. Ancillary Accommodation: 7,043 sq ft [ 654.30 sq m]
- » Mezzanine Stores: 3,338 sq ft [ 310.15 sq m]
- » Total Gross Internal Floor Area: 10,318 sq ft [ 964.45 sq m]
  
- » Total Site Area: 0.56 acres

Eaves Height: 6.33 m | Apex Height: 8.07 m | Height U/S Mezz: 3.05 m

Shutter Door

Width: 4.00 m | Height: 4.47 m





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SERVICES

The warehouses are understood to be connected to mains water, 3-phase electricity, gas 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 telecommunication links.

## PLANNING

We have been unable to locate the relevant planning information. However, the unit is currently used for Light Industrial and Class B8 (Storage and Distribution).

All interested parties should make their own enquiries with the local planning authority regarding their intended use.

## BUSINESS RATES

The units are currently under a combined assessment, as follows:

Rateable Value:	£35,000
Rates Payable:	£15,120

The rates are based on the current UBR of 0.432 in the pound. All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

## LOCAL AUTHORITY

Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

Tel: 0800 1234000

## Energy Performance Certificates [EPC]

EPC are being commissioned and will be available in due course.

## TERMS

Offers are invited in the region of £750,000 for the freehold with vacant possession upon completion. Alternatively, the warehouse is available to let on a new full repairing and insuring business lease, upon terms to be agreed and at an initial rent of £55,000 per annum exclusive.

The property is elected for VAT and therefore VAT will be payable in addition.

## 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**

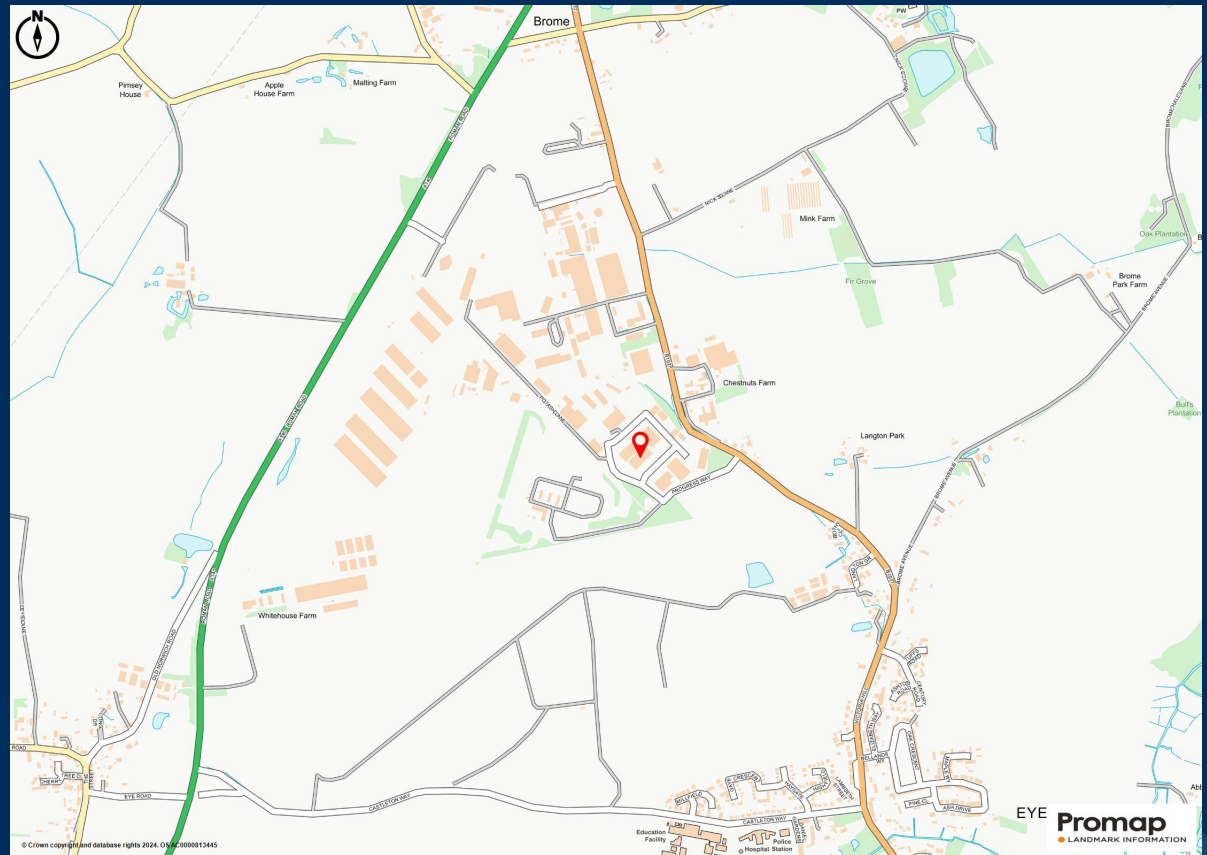
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Particulars created April 2026

