



01473 289600

Hubbard House, 6 Civic Drive, Ipswich, Suffolk IP1 2QA

readercommercial.com

info@readercommercial.com

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

PRELIMINARY DETAILS

WAREHOUSE/FACTORY – TO LET

717.77 SQ M/7,725 SQ FT



(Historic photo)

Unit 22 Riverside Industrial Park
Rapier Street
Ipswich
IP2 8JX

TO LET

To be refurbished
Available March 2026
Minimum height to eaves 4.87 m/16 ft 8"
Corner position new lease terms,
length to be agreed
Parking for up to 10 cars

LOCATION

Riverside Industrial Park is a popular trading estate located on the south side of Ipswich offering access to the town centre and the A14/A12 trunk roads. Riverside Industrial Park is a modern estate comprising 32 units of varying sizes and all of uniform appearance. Access to the A14 is easy from this location via the A137 Wherstead Road which links directly with the A14 at Junction 56 west of the Orwell Bridge heading towards Felixstowe.

DESCRIPTION

The property comprise an end of terrace modern profile clad unit with cavity brick and block elevations with red plastic coated framed windows with inset tinted glass, benefitting with a pedestrian entrance and lathe roller shutter door access to the warehouse. Outside the front of the unit is parking for circa. 10 vehicles with an additional enclosed rear yard and via roller shutter access to the rear of the unit. Please note works are to commence shortly to carry out the necessary dilapidation works in readiness for availability at the end of Q1 2026.

ACCOMMODATION

(Please note all areas and dimensions are approximate)

| | | |
|---------------------------|-------------------|--------------------|
| Ground floor area | 659.4 sq m | 7,098 sq ft |
| Mezzanine offices | 58.2 sq m | 627 sq ft |
| Overall total area | 717.7 sq m | 7,725 sq ft |

Access to the property is via a pedestrian entrance leading into the office/lobby area. Warehouse access is via a lathe roller shutter door with the additional benefit of a second loading door leading into a small enclosed rear yard behind the unit. Outside the front of the unit is parking for a minimum of 10 cars.

TERMS

The property is available by way of a new lease, length to be agreed, subject to 5 yearly upward only open market rent reviews, if applicable, at a proposed commencing rent of £66,000 per annum exclusive.

VAT

VAT is applicable to this property.

SERVICE CHARGE

As per the lease provisions.

SERVICES

All main services are connected. We have not tested any services and any interested party should carry out their own due diligence in relation to the services offered by utility companies, telecoms and IT links.

PLANNING

The previous use has been for the assembly of windows. We encourage any interested party to carry out their own investigations as to their use requirement by contacting Ipswich Borough Council Planning Department on 01473 432019.

BUSINESS RATES

Rateable value £34,750 per annum, rates payable would be circa. £19,112 per annum using the poundage rate of 55.5p. For further information on business rates contact Ipswich Borough Council Business rates department on 01473 433851.

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

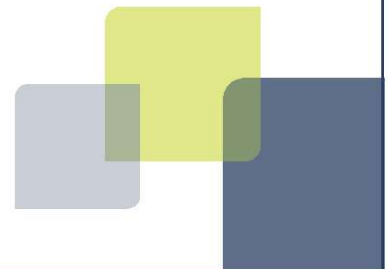
LEGAL COSTS

Each party to bear their own legal costs.

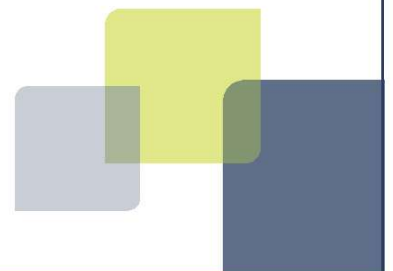
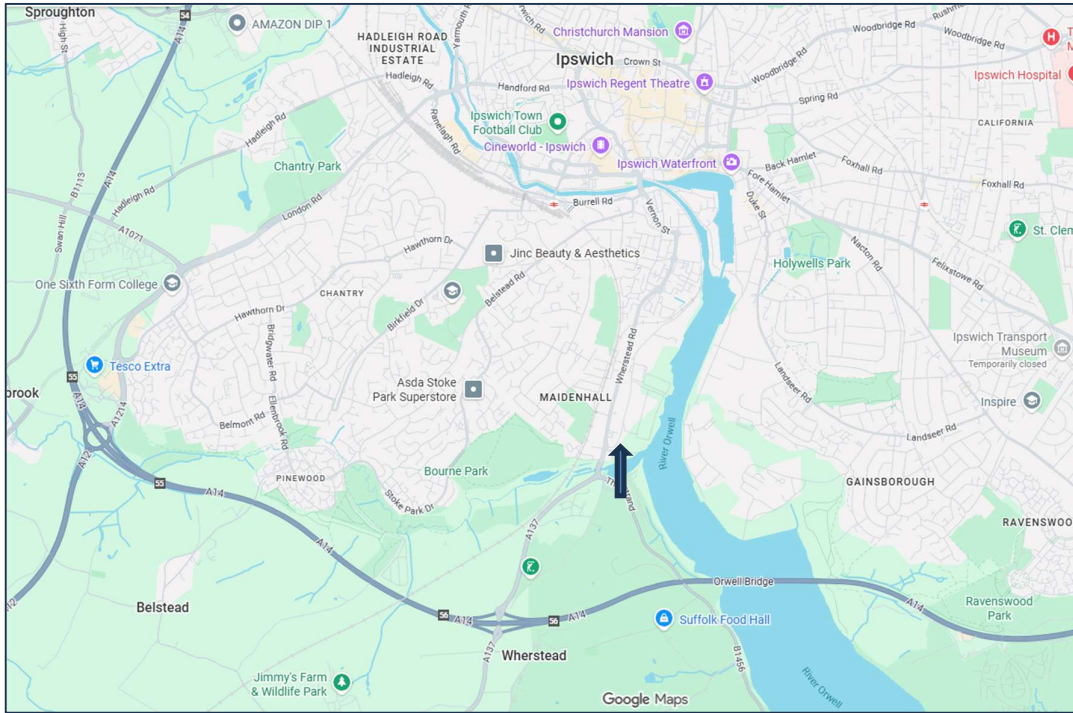
VIEWING

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

The Agents have an interest in this property.



(Plan is for location reference only)



Plan showing Unit 22 Riverside with car parking spaces

