

Mileway

Cliff Road Industrial Estate Ipswich

Available to Let
Warehouse
24,197 - 48,674 sq ft

6.47 m eaves height



Welfare facilities



To be refurbished



Close to Ipswich Port



Cliff Road Industrial Estate

Ipswich, IP3 0AY



Description

The property comprises a steel portal frame semi-detached industrial/warehouse unit with an eaves height of 6.47m and measuring 24,197 sq ft (2,247 sq m).

Internally there are welfare facilities located at the front property.

The tank in the photos is to be removed.

Location

Ipswich is the county town of Suffolk with a population of approximately 139,000 and a catchment area of over 250,000. It occupies a strategic position close to the International Container Port of Felixstowe and the interchange of the A12 and A14 trunk roads.

The town is also served by a rail service to London Liverpool Street with a journey time of approximately 75 minutes.

Cliff Road is situated to the south east of Ipswich town centre, close to the waterfront and accessed via Holywells Road and Landseer Road. Junction 57 of the A14 lies within three miles via Nacton Road.

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EPC

Available upon request.

VAT

VAT will be payable where applicable.

Terms

Available on new full repairing and insuring lease for a term by negotiation at a quoting rent of £8.00 psf.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Viewing / Further Information

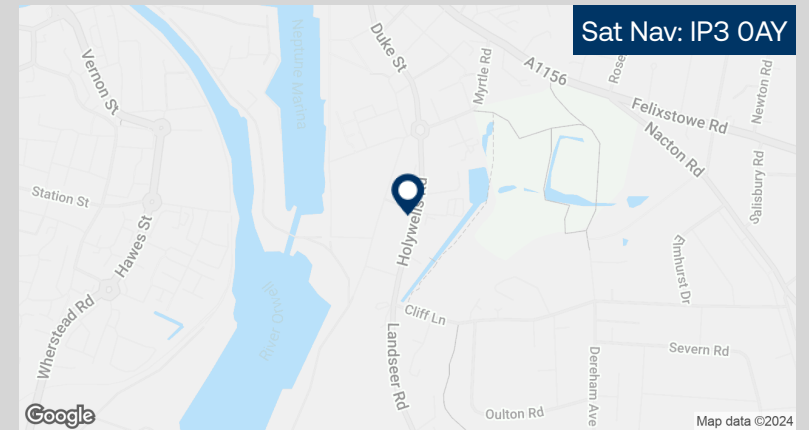
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Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 2	Warehouse	24,477	Immediately
Unit 3	Warehouse	24,197	Immediately
Total		48,674	

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