

## **TO LET: Industrial/Office Unit and Yard area**



### **4 Wright Road, Ipswich, Suffolk IP3 9RN**

- **Total overall floor area 552.55 sq m (5,947 sq ft)**
- **Secure fenced yard area 0.01 Hectares (0.04 Acres)**
- **Lean-to corrugated storage area 401.8 sq m (4,325 sq ft)**
- **Two storey offices, carpeted throughout, gas central heating**
- **East Ipswich location, with easy access to Ransomes Europark, the A14 and town centre**

**To let on new lease rental offers in the region of £30,000 per annum exclusive**

## Planning

We believe the property currently has consent for B8 use. We would recommend that all interested parties 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 £12,000. We understand that eligible businesses may benefit from small business rates relief. All interested parties should contact Ipswich Borough Council on 01473 433851.

## Services & Service Charge

We understand that all mains services 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. Service Charge to be confirmed.

## Terms & Tenure

The premises are available to let upon new full repairing and insuring lease terms, for a term of years to be agreed, at rental offers in the region of £30,000 per annum exclusive.

## VAT

VAT is not applicable.

## Energy Performance Certificate

A new EPC will be commissioned.

## Viewing

Strictly by prior appointment with the sole agents Penn Commercial on:



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

**01473 211933**

[paul@penncommercial.co.uk](mailto:paul@penncommercial.co.uk)  
[penncommercial.co.uk](http://penncommercial.co.uk)

## 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 in Wright Road on the east side of Ipswich, with direct links to Ransomes Europark, the A14 and the town centre. Wright Road is accessed via Cobham Road off Felixstowe Road. Nearby occupiers include Aircool Services (adjacent), Genesis Green Bike Project and Orwell Mencap, Ipswich Transport Museum and the Environment Agency. The property is close to St Augustines Recreation Ground and St Augustines Church. Wright Road is served by Ipswich Buses.

## Description

The property comprises a two-storey industrial/office building with a lean-to corrugated storage area of steel frame, and a secure fenced yard. There are two rooms upstairs and two downstairs. The offices benefit from carpeting throughout, artex ceiling, gas central heating, staffroom and WC with tiled floor and steel fire escape to the rear. The property is currently operating as a hire centre but would suit a variety of uses and will be available for occupation from the end of December 2025.

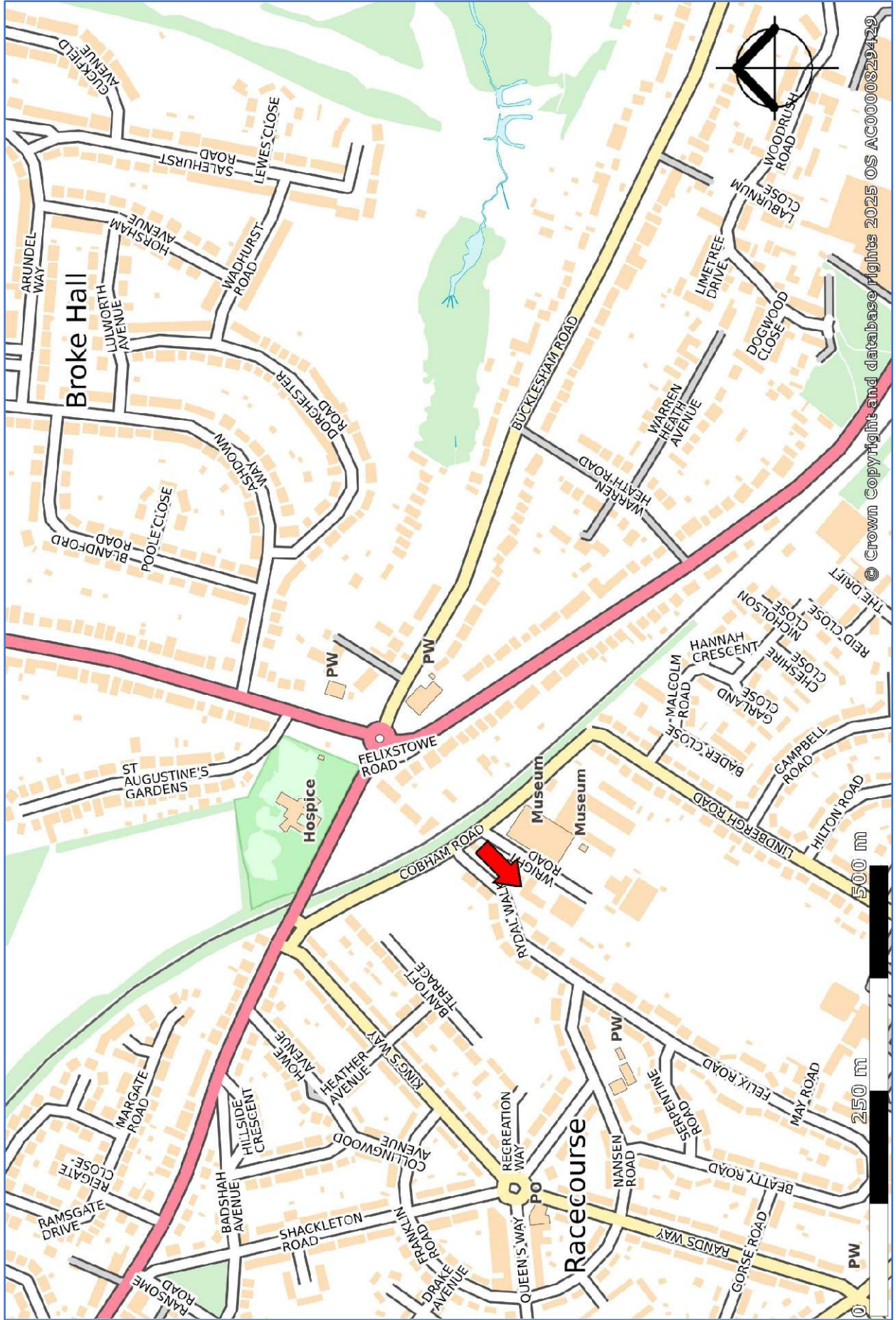
## Accommodation (all areas are approximate)

Area	Size Sq M	Size Sq Ft
GF Office Area	40.3	434
FF Office Area	40.3	434
FF Internal Storage	48.4	520
GF External Storage	21.75	234
Lean-To Corrugated Storage Area	401.8	4,325
<b>Total Floor Area</b>	<b>552.55</b>	<b>5,947</b>
<b>Yard Area</b>	<b>0.01 hectares</b>	<b>0.04 acres</b>





**Historic Photos for Information Purposes**



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