

Industrial

TO LET/FOR SALE: Two Inter-Connecting Industrial/Warehouse Units, with Car Parking

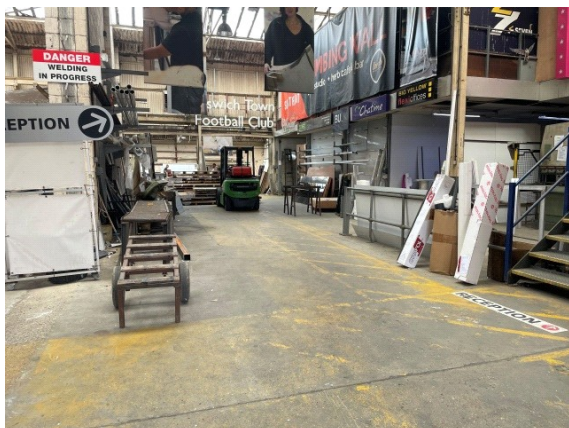


Units 11 & 11A, Riverside Industrial Park, Rapier Street, Ipswich, Suffolk IP2 8JX

Total Area Approx. 1,204.5 Sq M (12,965 Sq Ft) / Site Area 0.24 hectares (0.6 acres)

- Located on a popular trading estate
- Easy access to the town centre and 1.3 miles from the main A14 (J56)
- Would suit a variety of B2/B8 uses
- Two roller shutter doors and personnel entry door
- Two storey offices, ancillary storage & staff facilities
- Private gated yard area to the side & parking area to the front of the units for circa 15 cars

To let on new lease terms at £85,000 per annum exclusive with incentives, or alternatively, for sale freehold, price upon application.



Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, 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 premises are situated on Riverside Industrial Park, a popular trading estate on the south side of Ipswich, providing easy access to the town centre and just 1.3 miles from the main A14 (J56). Riverside Industrial Park is located just off the roundabout of Wherstead Road/Rapier Street adjacent to the IMO Car Wash.

Description

The premises comprise two inter-connecting industrial/warehouse units of traditional steel portal frame construction with a mixture of brick and blockwork to the external walls. Externally, the walls are covered with a corrugated steel cladding under multiple pitched roofs. The units benefit from two roller shutter doors, personnel entry door, ground and first floor office space, first floor storage, staff facilities and WCs on the ground floor. The premises have a minimum eaves height of 4m and a maximum height of 9.3m. The roller shutter doors are 3.25m wide and 3.55m high. Externally, there is private gated yard area to the side and car parking area to the front of the units for circa 15 cars. The premises would suit a variety of B2/B8 uses.

Accommodation (all areas are approximate)

Ground Floor: 1,014.3 sq m (10,918 sq ft)
First Floor: 190.2 sq m (2,047 sq ft)
Total Floor Area (GI): 1,204.5 sq m (12,965 sq ft)
Site Area: 0.24 hectares (0.6 acres)

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Planning

We believe the unit has consent for B2/B8 uses. All interested parties should contact Ipswich Borough Council on 01473 432000.

EPC

Rating B50 valid until May 2036, ref: 1147-0450-3805-0061-5577.

Terms & Tenure

The premises are available to let on new lease terms, for a term of years to be agreed, at a commencing rent of £85,000 per annum exclusive with incentives, or alternatively, for sale freehold, price upon application.

VAT

VAT is payable on the rent.

Services & Service Charge

We understand that mains water, electricity and drainage are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant / purchaser to satisfy themselves as to their operation / condition including IT and telecommunications links. Service charge currently £805.00 per quarter.

Business Rates

Ratable Value £50,000. All interested parties should contact Ipswich Borough Council on 01473 433851.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

01473 211933

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