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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

FOR SALE - WAREHOUSE & MEZZANINE OFFICES WITH PARKING - 1,017 SQ M/10,947 SQ FT



Unit 8 Sovereign Centre
Farthing Road Industrial Estate
IPSWICH
IP1 5AP

For Sale
Close to estate entrance
Parking for circa. 15 vehicles
Available now

Price reduction – offers in excess of £685,000 sought

LOCATION

The property is situated on the Sovereign Centre Industrial Estate warehouse scheme on the left hand side of the Estate entrance road at Farthing Road Industrial Estate. Farthing Road Industrial Estate is off Sroughton Road and adjacent to the A14 at Junction 54. This location offers good road communications via the A14/A12 trunk roads linking Ipswich to Felixstowe (10 miles, London (70 miles) and the Midlands/National motorway network.

DESCRIPTION

The property comprises a two storey warehouse with mezzanine offices. The unit is of cavity brick and 2/3 clad elevations under an asbestos sheet cement roof with translucent light panels. Access to the unit is via a pedestrian door leading into the ground floor entrance lobby with separate meeting room. Beyond this is the warehouse split into two areas, under the mezzanine open to the eaves. The warehouse is served by electric lathe roller shutter door. The mezzanine offices above are currently finished to office standard with Comms room, WC's, kitchen and meeting room. Outside at the front of the unit is parking for circa. 15 vehicles.

ACCOMMODATION

(Please note all areas are approximate)

Ground floor

Gross internal area	748.4 sq m	8,056 sq ft
Includes		
Under mezzanine offices	249 sq m	2,680 sq ft
Rear warehouse	499 sq m	5,371 sq ft
Meeting room	17.6 sq m	190 sq ft

Mezzanine floor area	268.1 sq m	2,886 sq ft
Includes male & female WC's	19.3 sq m	208 sq ft
Kitchen	14.0 sq m	151 sq ft
Separate office	25.1 sq m	270 sq ft
Lower level server room	15.0 sq m	162 sq ft

Overall area	1,017 sq m	10,947 sq ft
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Height to eaves	6.23 m	20 ft 4"
Height to apex	8.48 m	27 ft
Clearance to mezzanine	3.26 m	10 ft 7"
Loading door height	4.0 m	13 ft 1"
Loading door width	3.60 m	11 ft 8"

Specification of Offices

LED and inset lights, raised floors, carpeting, air conditioning (ceiling and wall mounted), convection heaters, WC and blinds

Note: original heating is in situ but not connected.

SERVICES

All mains 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.

TENURE - FREEHOLD

PRICE

Offers in excess of £685,000 sought.

VAT

VAT may be applicable to this purchase.

RATES

The rateable value will be £57,000 pa. Rates payable for 2026/2027 circa. £31,350 pa.

LOCAL AUTHORITY

Babergh & Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX Tel: 01473 433851

SERVICE CHARGE – upon request

EPC

Upon request.

PLANNING

It is advised that any interested party should carry out their own investigations with the Local Authority Planning Office as to their specific use.

LEGAL COSTS

Each party to bear their own legal costs.

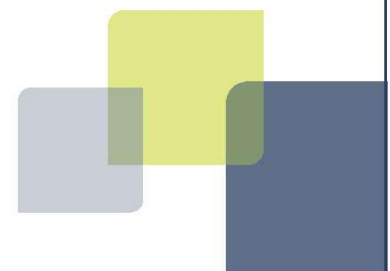
ANTI MONEY LAUNDERING REGULATIONS

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

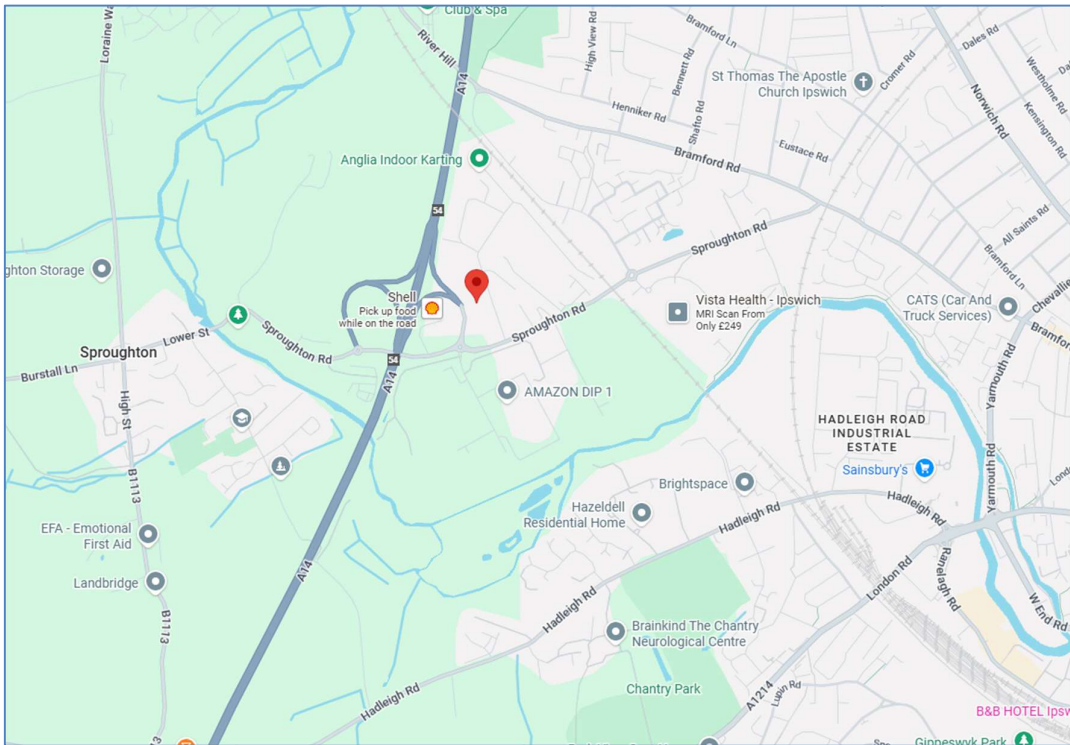
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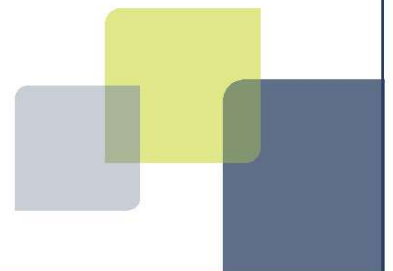
For further information then please contact Martin Reader at Reader Commercial on 01473 289600

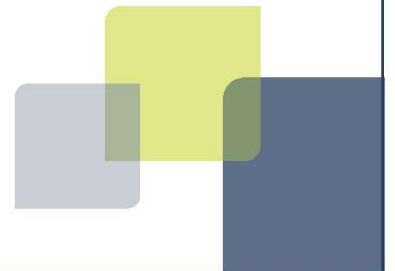
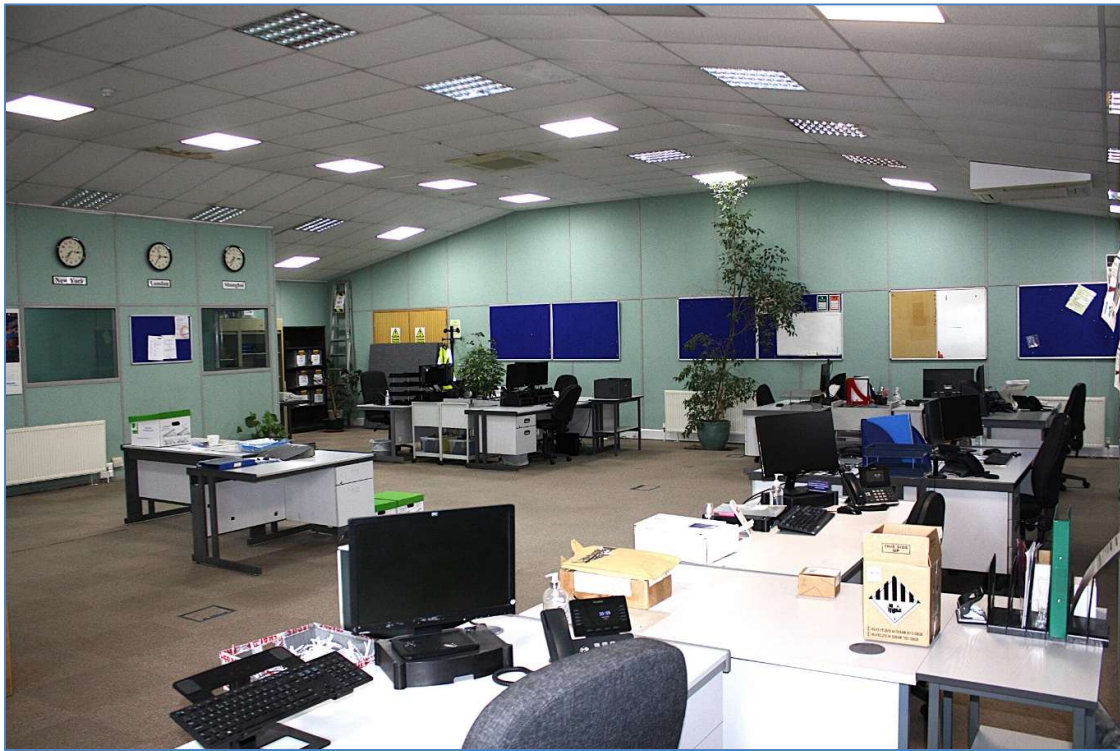
martin@readercommercial.com



Plan is for location purpose only







GROUND FLOOR
8056 sq.ft. (748.4 sq.m.) approx.



1ST FLOOR
2886 sq.ft. (268.1 sq.m.) approx.



TOTAL FLOOR AREA: 10942 sq.ft. (1016.5 sq.m.) approx.

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 misstatement. 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.
Made with Bluebeam 12/2022

