

**AVAILABLE TO LET**

**Substantial Detached Warehouse Building with Secure Yards**

**8 Whittle Road, Hadleigh Road Industrial Estate,  
Ipswich, Suffolk, IP2 0HA**

**RENT**

**£150,000**

per annum exclusive

**AVAILABLE AREA**

**31,970 sq ft**

[2,970.24 sq m]

## IN BRIEF

- » Available immediately on a new lease
- » GIA 31,970 sq ft (2,970.24 sq m)
- » Rent £150,000 per annum exclusive

## LOCATION

Hadleigh Road Industrial Estate is situated to the west of the town centre. The A12/A14 Copdock intersection is within approximately 2.5 miles and provides excellent road communications with Felixstowe Port, London and the national motorway network.

The property is situated on Whittle Road close to the entrance of the estate. Other occupiers on the estate include Bookers Wholesale, Travis Perkins, DX Logistics and Magnet Trade.

## DESCRIPTION

The property comprises a substantial, extended, detached industrial/warehouse building of steel portal frame construction with brick and blockwork elevations. The external upper elevations are clad in a combination of asbestos and profile sheet materials, while the pitched roofs feature similar cladding, with part of the office accommodation under a flat felt roof.

Internally, the building is configured to provide office accommodation along part of the southern and eastern sides, adjacent to the main entrance. The remainder of the property offers industrial and warehouse space.

The warehouse specification includes a suspended ceiling incorporating surface-mounted fluorescent/LED lighting. The office accommodation is partitioned into a mix of private offices and open-plan areas, together with WC facilities, a kitchen, and additional storage space.

Externally, the property served by roller shutter doors located on the southern and eastern elevations and benefits from an L-shaped surfaced yard, providing loading and parking facilities.

## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Original Warehouse & Offices: 22,166 sq ft [ 2,059.30 sq m]
- » Warehouse Extension: 7,403 sq ft [ 687.84 sq m]
- » Mezzanine: 2,401 sq ft [ 223.10 sq m]
- » Total Gross Internal Floor Area: 31,970 sq ft [ 2,970.24 sq m]





### **BUSINESS RATES**

To be reassessed.

All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

### **SERVICES**

It is understood the premises is connected to mains water, three phase electricity and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

### **PLANNING**

The property was previously used as factory. It is assumed that the property has permission for B2 (general industrial) uses. Alternative uses will be considered, subject to planning permission.

All interested parties should make their own enquiries with the local planning authority to confirm their intended use.

### **LOCAL AUTHORITY**

Ipswich Borough Council  
Grafton House  
15-17 Russell Road  
Ipswich  
Suffolk IP1 2DE

Tel: 01473 432000

### **ENERGY PERFORMANCE CERTIFICATE [EPC]**

To be confirmed.

### **TERMS**

The property is available to let on a new full repairing & insuring business lease on terms to be agreed at an initial rent of £150,000 per annum exclusive.

The rent is subject to VAT.

A service charge is payable in relation to upkeep of the common areas of the estate. Further information is available upon request.

### **LEGAL COSTS**

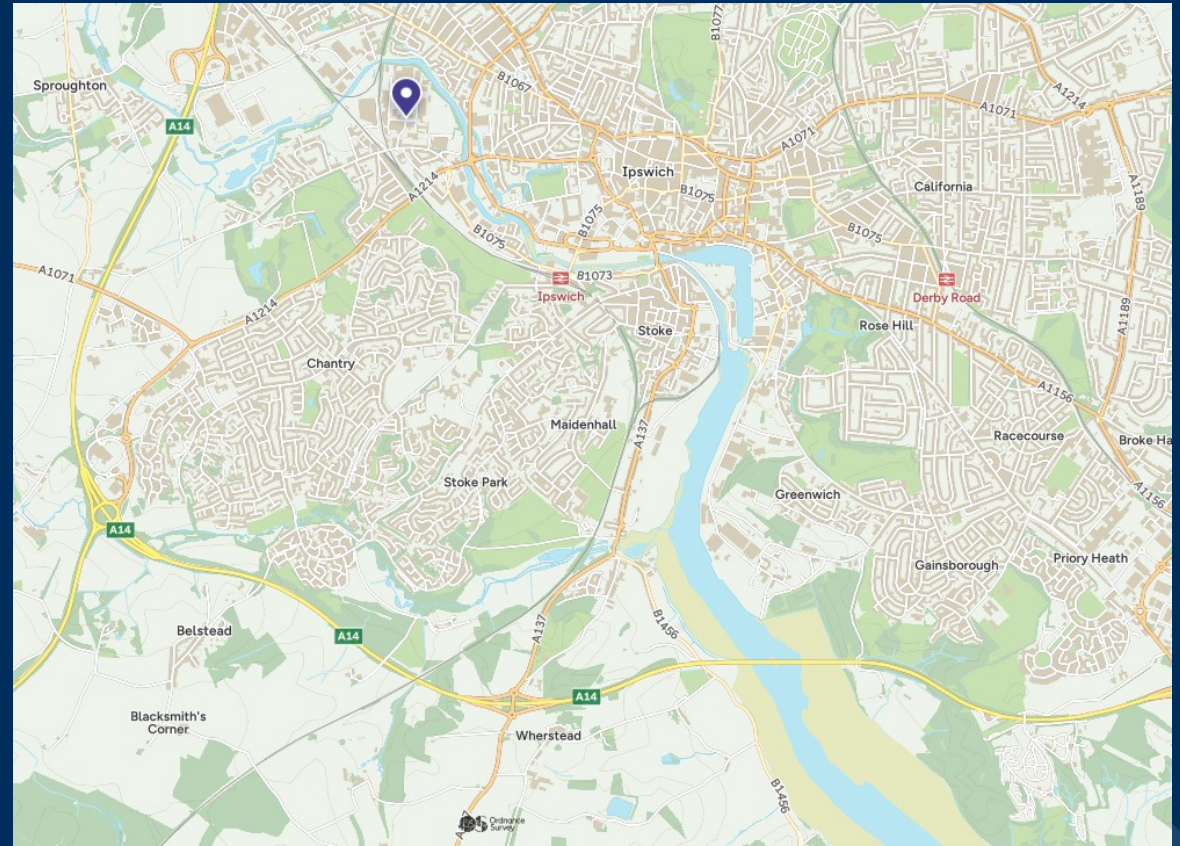
Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT  
VIA SOLE LETTING AGENTS:

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