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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TWO CONNECTED WAREHOUSE UNITS - TO LET

1,975 SQ M/21,259 SQ FT



TO LET

Unit 5 & 6 Farthing Road
Industrial Estate
Ipswich
Suffolk
IP1 5AP

Two inter-connecting warehouse units
with offices and parking
3 x loading doors
5.5 m/18 ft height to eaves
New lease terms
Available separately or as a whole
Rent £159,443 per annum exclusive
(£7.50 per sq ft)
Available now

LOCATION

Ipswich is the county town of Suffolk with a population of circa. 140,000 people. Road communication is good via the A14/A12 trunk roads linking Ipswich to Felixstowe (10 miles), London (70 miles) and the Midlands. Farthing Road Industrial Estate is approximately 2 miles west of Ipswich town centre and is adjacent to the A14 at Junction 54. Units 5 & 6 Farthing Road can be found on the estate at the foot of the service road in front of the Sterling Complex Business units.

DESCRIPTION

Units 5 & 6 Farthing Road Industrial Estate comprise two interconnecting end of terrace warehouse units with loading/parking to the front of Unit 5 and loading and parking to the front and side of Unit 6. The link between the units is to the rear via a concrete ramp. At the front of each unit is an office/ancillary block offering offices and WC facilities on each floor and kitchens on the ground floor. The office areas benefit from carpeting, strip lighting and electric storage heating. To the side of Unit 6 is an open area ideal for parking as well as a small secured compound to the rear. These units can be split if required. (Note: if split terms may vary from the quoting figures)

ACCOMMODATION

(Please note all areas are approximate)

Unit 5

Warehouse area	725 sq m	7,808 sq ft
Office and ancillary	46.6 sq m	501 sq ft
Total Ground floor area	771.6 sq m	8,306 sq ft

First floor office/ancillary	80 sq m	861 sq ft
Unit 5 Overall area	852 sq m	9,167 sq ft

Unit 5 specification

Height to Eaves	5.8 m	19 ft
Height to apex	6.6 m	21 ft 6"
Loading door height	4.3 m	14 ft 2"

Unit 6 (linked to Unit 5 via ramp at rear)

Warehouse area	919 sq m	9,893 sq ft
Includes rear warehouse stores	32.8 sq m	353 sq ft
Ground floor office/ancillary	109 sq m	1,173 sq ft
First floor office/ancillary	95 sq m	1,022 sq ft
Unit 6 Overall area	1,123 sq m	12,088 sq ft
Combined area	1,975 sq m	21,259 sq ft

Unit 6 specification

Height to eaves	5.5 m	18 Ft
Height to apex	6.7 m	22 ft
Front loading door height	4.88 m	16 ft
Side loading door height	4.9 m	16 ft

TERMS

The properties are available by way of a new lease, separately or as a whole, length to be agreed subject to 5 yearly upward only rent reviews where applicable, with a proposed commencing rent of £159,443 per annum exclusive. (£7.50 per sq ft).

VAT

VAT is applicable to the rent.

SERVICE CHARGE

As per the lease provision.

BUSINESS RATES

Rateable value for 2025 is £79,500. For further information contact Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX Tel: 01473 433851.

PLANNING

We believe that the units have consent for warehouse use however recommend that each applicant make enquiries of the local authority to ensure that the permitted use is acceptable. Local authority contact Babergh District Council on 0300 1234 000.

EPC - upon request.

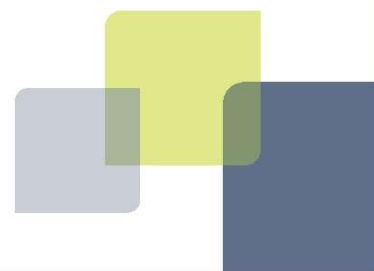
LEGAL COSTS

Each party to bear their own legal costs.

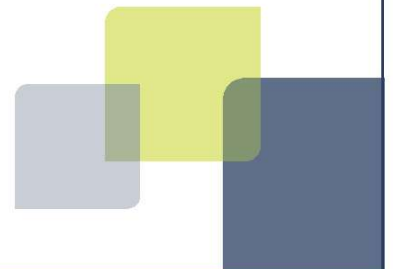
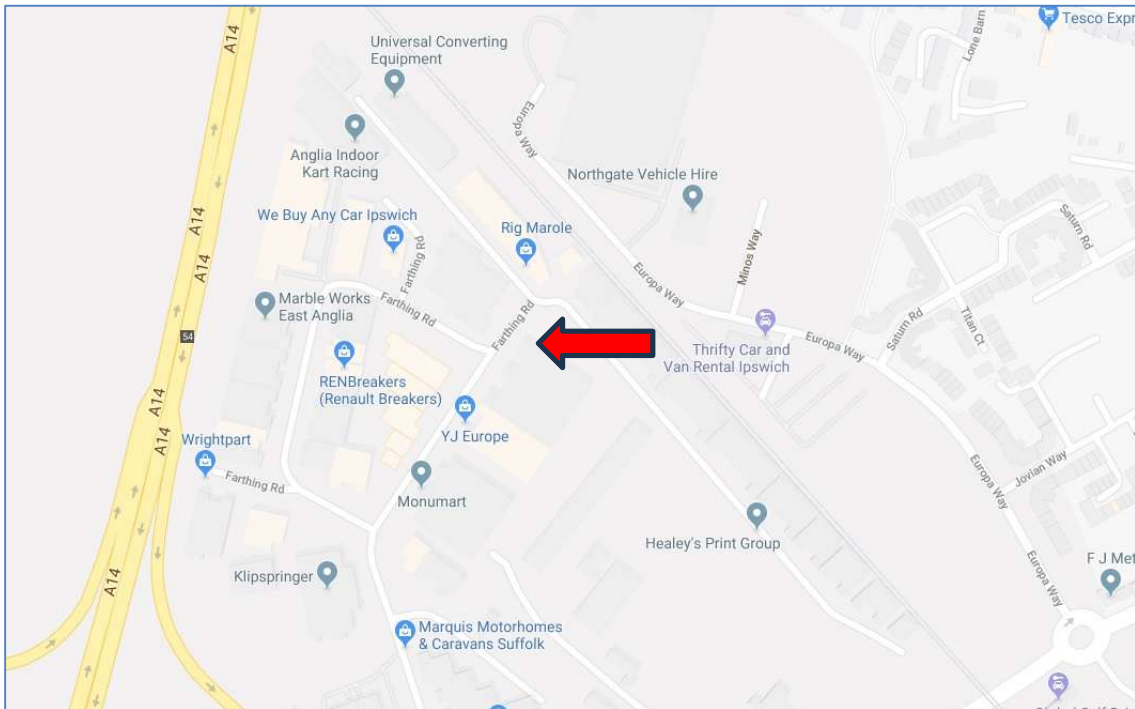
VIEWING

Strictly by prior appointment with sole agents:

Reader Commercial on 01473 289600
or martin@readercommercial.com

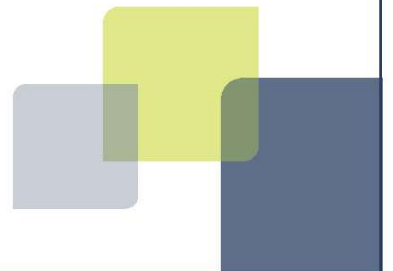


(plan is for location purposes only)





UNIT 5



UNIT 6

