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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TO LET

**CLASS E (STP) BUILDING IN PRIVATE GROUNDS
WITH CIRCA. 15 CAR SPACES - 291 SQ M/3,132 SQ FT**



Springvale Court

Hadleigh Road

Ipswich

Suffolk

IP8 3AS

TO LET

To be refurbished

Ideal location for access to the A12/A14 and town centre

Situated in private grounds with gated entrance

Excellent parking ratio of 1 spacer per 209 sq ft

New lease terms, length to be agreed

Proposed rent post refurbishment £49,750 per annum exclusive

LOCATION

The property is located on the western edge of Ipswich approximately 1.5 miles from junction 55 of the A14 at Copdock and linking with the A12 giving direct access to London, Felixstowe and the Midlands. Springvale Court can be found just off the junction of the A1071 to Hadleigh and Sudbury. Access is served off Hadleigh Road onto a side road shared with the neighbouring properties to Oakland Hall Day Nursery and the Milk Shed Café.

DESCRIPTION

The property comprise an impressive (to be refurbished) two storey office building with car park served by a gated driveway. The property is in an L shaped configuration served by oil fired central heating, with a central service core and office accommodation off each side. At present the offices have been segregated by demountable partitioning which easily open up. There is a WC facility on ground floor level with further WC's at first floor along with a small kitchen. Outside in the secured grounds are circa. 15 on site car parking spaces.

ACCOMMODATION

(Please note all areas and dimensions are approximate)

Ground floor

Net internal area 163 sq m 1,754 sq ft
Comprise entrance lobby, front office and main office currently split into 5 cellular rooms.

First floor

Net internal area 128 sq m 1,380 sq ft
Currently split into staff room plus 3 WC's (note 1 WC would revert back to an office) kitchen and main office currently split into 4 offices, 3 of which are with glazed partitioning.

Total net internal area 291 sq 3,132 sq ft
Gross internal area 316 sq m 3,401 sq ft

TERMS

The property is available by way of new full repairing insuring lease, subject to 5 yearly upward only open market rent reviews where applicable, with a proposed commencing rent of £49,750 per annum exclusive.

VAT

Vat is applicable to the rent.

SERVICE CHARGE

We understand service charge will be applicable and also will include a cost of the buildings insurance as per the lease provisions.

BUSINESS RATES

The rateable value for this property is £31,750 per annum with rates payable circa. £17,335 per annum for 2024/25.

Babergh District Council Business Rates Department
Contact telephone number: 0300 1234000

EPC – rating available upon request.

PLANNING

We have been advised the property's current use is for Class E and is suitable for alternative uses s.t.p. We encourage any interested parties to carry out their own investigations with Babergh District Council Planning office on 0300 1234000 as to their own use in relation to the property.

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





