

01206 577667

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 **Whybrow**

Modern Terraced Warehouse – To let



**Anglia Business Park, Anglia Parkway North,
Ipswich, Suffolk, IP1 5QL**

Asking Rent: £87,500 per annum

9,135 Sq. Ft (849 Sq. M)

- Shared Parking/Loading
- Two Rear Loading Doors
- 6.5m Eaves Height
- Sodium Lighting
- Close to A14 (Junction 53)

Location

Ipswich, the County town of Suffolk with a resident population of circa 139,000 people benefits from excellent communication links via the A14 to the busy Port of Felixstowe and Cambridge at the A14 to the Midlands, and via the A12 to the south to London.

The town has excellent mainline rail connections to London Liverpool Street with a fastest journey time of 52 minutes.

The Whitehouse industrial area is located two miles north of the town centre, immediately adjacent to the A14 (J.53). The subject property is situated to the rear of Grahams Builders Merchant and Anglia Retail Park. Major occupiers in the vicinity include Safestore, Toolstation, Screwfix and a variety of car dealerships.



Description

The property comprises a modern end terrace warehouse of steel portal frame construction incorporating blockwork / profile steel cladding beneath a lined pitched roof incorporating translucent roof panels. The property benefits from two loading doors at the rear, sodium lighting, an eaves height of 6.5m (7.4m to ridge) and sealed concrete floors.

Vehicle access is via a shared entrance to the side onto a large concreted, secure yard to the rear.

Accommodation

The unit benefits from a Gross Internal Floor Area (GIA) of 9,135 sq. ft (849 sq.m).



Asking Terms

The property is available by way of a new Full Repairing lease for a term of years to be agreed with regular upward only rent reviews.

Asking Rent

£87,500 per annum exclusive of VAT, rates and all other outgoings, payable quarterly in advance.

Service Charge

The property is subject to a service charge to cover common parts maintenance and insurance. Further details are available upon request.

Planning

The property benefits from an established Class B8 (Warehouse/Distribution) use. Interested parties are advised to contact Ipswich Borough Council on 01473 432000.

Business Rates

The property is not yet separately assessed for Business Rates.

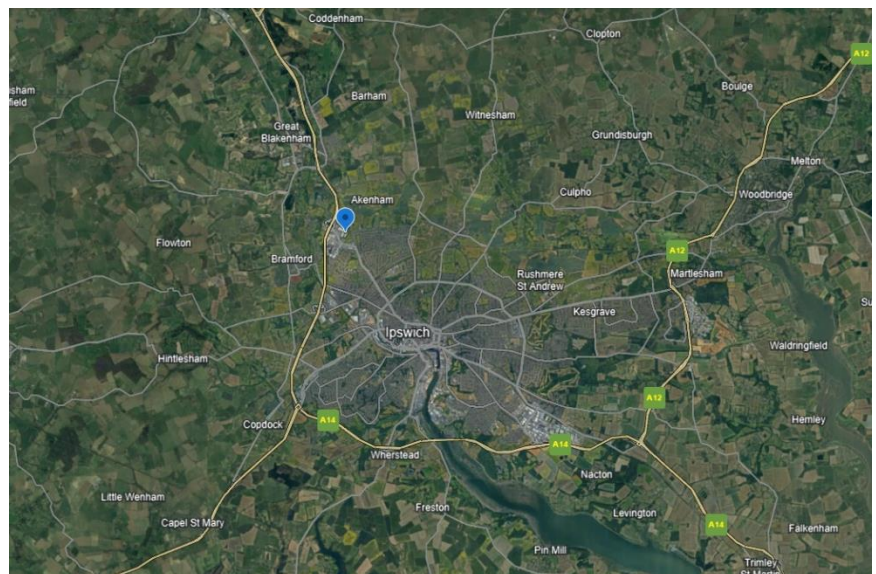
Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

The property has an EPC Rating of B43. A copy of the certificate is available upon request.

Photos and Location



Site Plan



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