

01206 577667

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Trade/Warehouse – To let

 Whybrow



Unit 1, Anglia Business Park, Anglia Parkway North, Ipswich, Suffolk, IP1 5QL

Asking Rent: £42,500 per annum

3,680 Sq. Ft (341.88sq.m)

- Shared Parking/Loading
- Rear Loading Door
- 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.

Whitehouse industrial area is located two miles north of the town centre, immediately adjacent to the A14 (J.53). The subject property is situated alongside Grahams Builders Merchants and to the rear of Anglia Retail Park which includes occupiers such as B&M, The Range, Burgerking, KFC and Taco Bell.



Description

The property comprises a modern end terrace trade warehouse of steel portal frame construction incorporating blockwork / profile steel cladding beneath a lined pitched roof incorporating translucent roof panels.

The property has been extensively fitted as a showroom with suspended ceilings, recessed lighting, air conditioning, kitchen and disabled wc. At the rear is a full height loading bay with roller shutter door, eaves height of 6.5m and sodium lighting.

Vehicle access is via a shared entrance to the side onto a large concreted, secure yard to the rear. There is shared parking in the extensive car park to the front of the unit.

Accommodation

The unit has a Gross Internal Floor Area (GIA) of 3,680sq.ft (341.88sq.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 at an asking rent of £42,500per annum exclusive.

Service Charge

The lease will include a service charge to cover the head tenants costs of maintaining the structure, common parts including service yard and insurance. Further details are available upon request.

Planning

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

Business Rates

The property appears in the Valuation List with a Rateable Value of £30,750.

Legal Fees

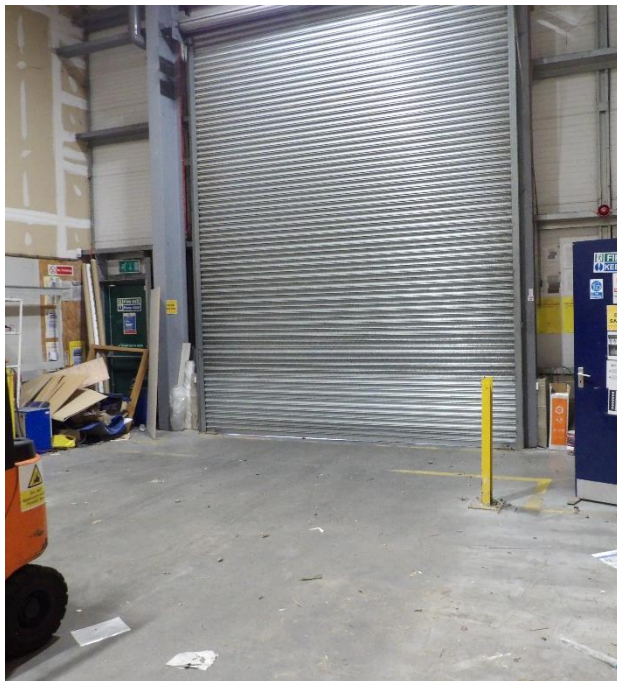
Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

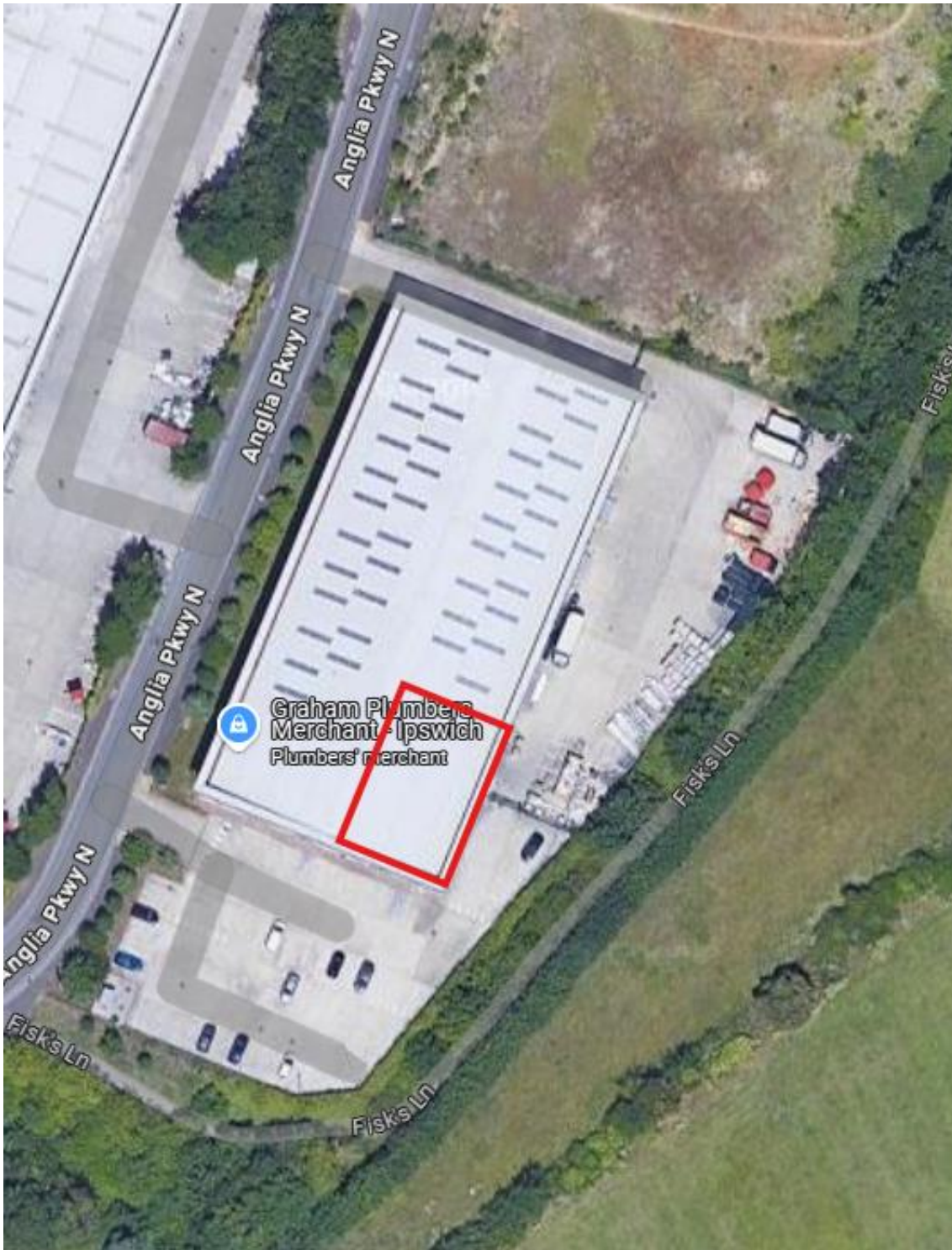
The property has an EPC Rating of B43. A copy of the certificate is available upon request.



Photos



Site Plan – Approximate Red Line – For Identification Only



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