

Freehold For Sale:



HADLEIGH ROAD INDUSTRIAL ESTATE IPSWICH, SUFFOLK IP2 0EX



*Warehouse
Offices
Industrial
with Extensive
Hardstanding*

38,984 SQ FT
ON 3.9 ACRES

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Warehouse



LOCATION

The property is located on the Hadleigh Road Industrial Estate, just 2.5 miles from Ipswich town centre and 2.9 miles from junction 55 of the A14 dual carriageway.

Hadleigh Road Industrial Estate is well established and comprises a number of national trade counter occupiers and distribution/parcel companies.

DESCRIPTION

The site is well secured and contains a mixture of warehouse, offices and industrial accommodation with substantial car parking. There is additional hardstanding which could lend itself to development, as there are two entrances, subject to obtaining the necessary planning consent.

SERVICES

We understand that the property is connected to mains water, gas, drainage and has three phase electricity. There is an 11kva power supply. We would advise that in the event that the site is split, new connections may be required to service the development land.

ACCOMMODATION

We have inspected the property and measured on a GIA basis providing the following floor areas:

Warehouse 1	1,137	12,238
Workshop 1	174	1,872
Industrial/staff facilities/offices	1,332	14,337
Single storey office	301	3,240
Gatehouse	24	258
Covered canopies	654	7,039
TOTAL	3,622 sq m	38,984 sq ft

Office



GENERAL SPECIFICATIONS

Warehouse

- Solid concrete floor raised in part
- Concrete block to 3 metres with profiled cladding above
- Translucent roof panels
- Automatic energy saving fluorescent lighting
- Two roller shutter doors
- Eaves height 4.5m

Industrial

- Refurbished industrial building with three large workshops each with roller shutter doors
- Staff facilities
- Toilet and shower block
- Two offices and storage areas
- Mix of fluorescent and 400W metal halide low bay lighting
- Warm air heating
- Air compressor system
- Eaves height 4.5m

Office

- Cavity brick construction with profile metal cladding
- Reception
- Suspended ceilings with fluorescent lighting
- Double glazed windows
- Gas central heating
- A/C server room

RATEABLE VALUE

The April 2017 rateable value of the whole site is £145,000.

TERMS

The site is available for sale freehold with vacant possession at a guide price of £2.3m.

LEGAL COSTS

Both parties reasonable costs to be borne by the purchaser.

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IPSWICH, SUFFOLK
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REPORTS AND SURVEYS

A copy of the asbestos report, services and other building plans are available for inspection or online.

PLANNING

The current use of the site is for a cylinder filling and distribution works, with associated office, storage, vehicle parking and sales office and with the benefit of a hazardous substances consent. The Local Plan Policy safeguards employment areas for B1, B2, B8 and other appropriate employment generating sui generis uses. Purchasers should make their own enquiries of Ipswich Borough Council Planning Department, tel 01473 432000.

VAT

No VAT is applicable to the site purchase.

EPC



VIEWING

To view or for further information, please contact:



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