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**COMMERCIAL PROPERTY CONSULTANTS SINCE 1993**

## **END OF TERRACE WAREHOUSE WITH OFFICES TO LET – 950 SQ M/10,226 SQ FT**



Unit 1C Farthing Road

Industrial Estate

Ipswich

Suffolk

IP1 5AP

**TO LET**

New lease terms

Parking to front and side of the unit

Available Q1 2019

Rent £50,000 per annum exclusive  
(£4.89 per sq ft)

## 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. Unit 1C Farthing Road can be found beyond the crest of the hill of the service road on the right hand side adjacent to units 1A & 1B Farthing Road.

## DESCRIPTION

The property comprise an end of terrace warehouse unit with 2 storey office and ancillary block to the front. Access to the unit is via a roller shutter door. The office ancillary block benefits from wc facilities on each floor with predominantly open plan office space at first floor level. Outside the front and side of the unit is vehicle parking.

## ACCOMMODATION

*(Please note all areas are approximate)*

### Unit 1C

Ground floor gross internal

Area	863 sq m	9,290 sq ft
Includes warehouse	784 sq m	8,439 sq ft
Ground floor office/ancillary	79 sq m	850 sq ft

First floor office/ancillary	87 sq m	936 sq ft
<b>Overall area</b>	<b>950 sq m</b>	<b>10,226 sq ft</b>

Unit 1C specification

Height to eaves	5.5 m	18 ft
Height to apex	6.4 m	21 ft
Loading door height	4.3 m	14 ft

## TERMS

The property is available by way of a new lease, length to be agreed, subject to 5 yearly upward only rent reviews where applicable, with a proposed commencing rent of £50,000 per annum exclusive. (£4.89 per sq ft).

## VAT

VAT is applicable to the rent.

## SERVICE CHARGE

As per the lease provision.

## BUSINESS RATES

Rates to be assessed. 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 - Babergh District Council on 0300 1234 000.

## EPC - attached

## LEGAL COSTS

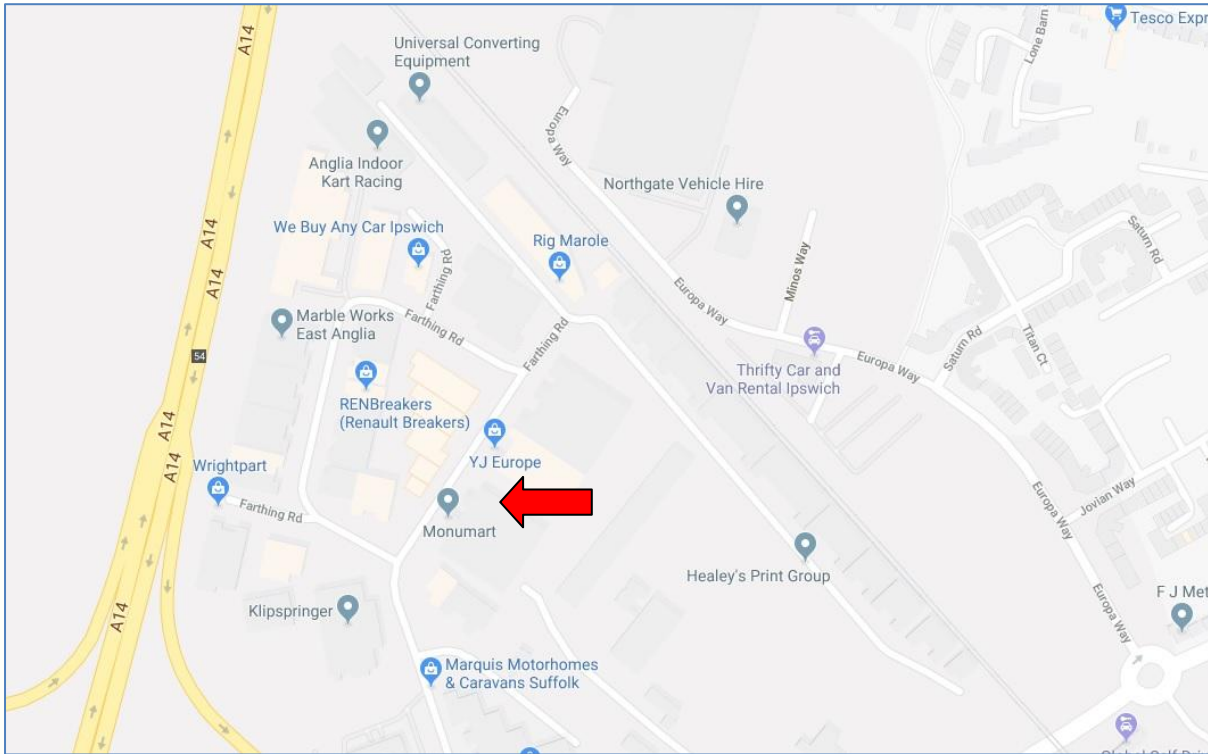
Each party to bear their own legal costs.

## VIEWING

Strictly by prior appointment with sole agents:

Reader Commercial on 01473 289600  
or [martin@readercommercial.com](mailto:martin@readercommercial.com)

(plan is for location purposes only)



### Energy Performance Certificate

Non-Domestic Building



Unit 1c  
Farthing Road  
IPSWICH  
IP1 5AP

Certificate Reference Number:  
0180-0831-8830-1500-0096

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

#### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**97** This is how energy efficient the building is.

#### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 1023  
Building complexity (NOS level): 4

#### Benchmarks

Buildings similar to this one could have ratings as follows:

**39** If newly built

**82** If typical of the existing stock



