



01473 289600

READERCOMMERCIAL.COM

info@readercommercial.com

HUBBARD HOUSE, 6 CIVIC DRIVE, IPSWICH, SUFFOLK IP1 2QA

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

WAREHOUSE UNIT - TO LET

1,972 SQ M/21,227 SQ FT



TO LET

Two inter-connecting warehouse units
with offices and parking
3 x loading doors
5.5 m/18 ft height to eaves
New lease terms
Rent £106,000 per annum exclusive
(£5 per sq ft)
Available Q1 2019

Unit 5 & 6 Farthing Road
Industrial Estate
Ipswich
Suffolk
IP1 5AP

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. Units 5 & 6 Farthing Road can be found on the estate at the foot of the service road in front of the Sterling Complex Business units.

DESCRIPTION

Units 5 & 6 Farthing Road Industrial Estate comprise two interconnecting end of terrace warehouse units with loading/parking to the front of Unit 5 and loading and parking to the front and side of Unit 6. The link between the units is to the rear via a concrete ramp. The combined warehouse area are served by 3 loading doors.

At the front of each unit is an office/ancillary block offering offices and wc facilities on each floor and in Unit 6 the addition of a kitchen on the ground floor. The office areas benefit from carpeting, strip lighting and electric storage heating. To the side of Unit 6 is an open area ideal for parking as well as a small secured compound to the rear.

ACCOMMODATION

(Please note all areas are approximate)

Unit 5

Warehouse area	707 sq m	7,610 sq ft
Office and ancillary	57 sq m	614 sq ft
Total Ground floor area	764 sq m	8,224 sq ft

First floor office/ancillary	80 sq m	861 sq ft
Overall area	844 sq m	9,085 sq ft

Unit 5 specification

Height to Eaves	5.8 m	19 ft
Height to apex	6.6 m	21 ft 6"
Loading door height	4.5 m	14 ft 8"

Unit 6 (linked to Unit 5 via ramp at rear)

Warehouse area	917 sq m	9,870 sq ft
Includes rear warehouse stores	32.8 sq m	353 sq ft
Ground floor office/ancillary	105 sq m	1,128 sq ft
First floor office/ancillary	106 sq m	1,141 sq ft
Overall area	1,128 sq m	12,142 sq ft
Combined area	1,972 sq m	21,227 sq ft

Unit 6 specification

Height to eaves	5.5 m	18 Ft
Height to apex	6.7 m	22 ft
Front loading door height	5.0 m	16 ft 4"
Side loading door height	5.0 m	16 ft 4"

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 £106,000 per annum exclusive. (£5 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 contact Babergh District Council on 0300 1234 000.

EPC - upon request.

LEGAL COSTS

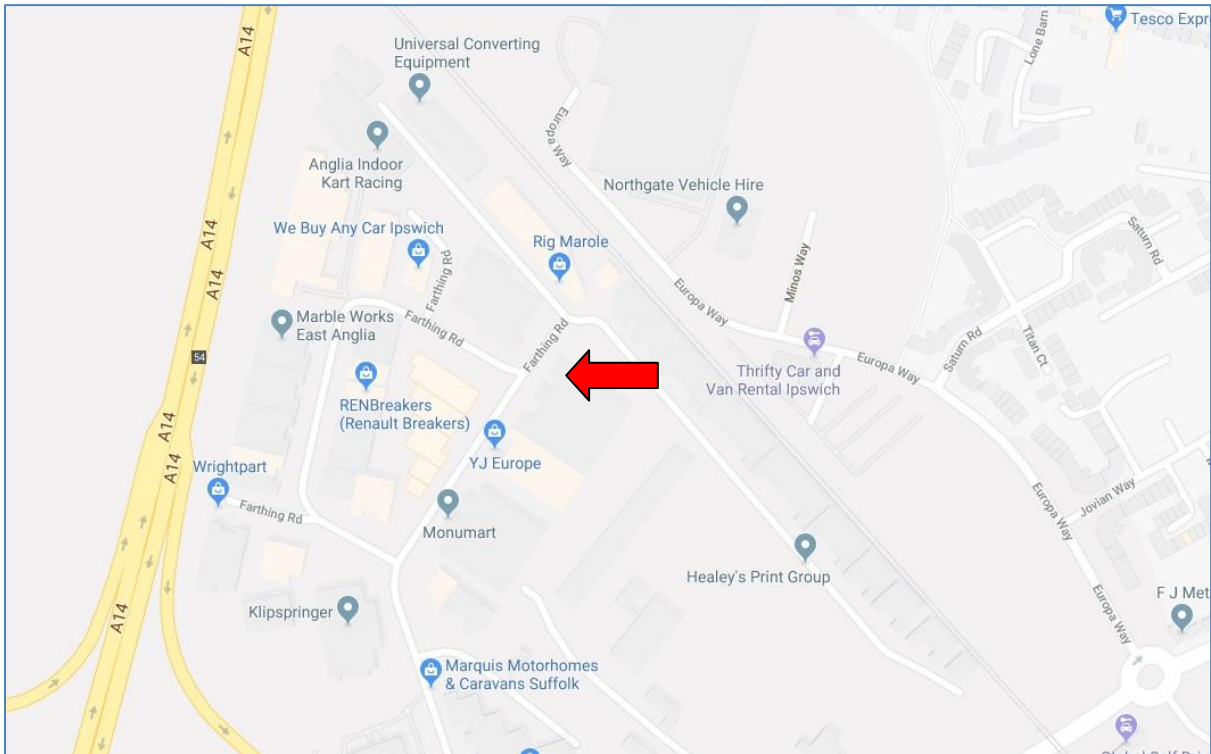
Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with sole agents:

Reader Commercial on 01473 289600
or martin@readercommercial.com

(plan is for location purposes only)



UNIT 5



UNIT 6





