

Warehouse/Storage

To Let



Unit 20 Wright Road, Ipswich, Suffolk, IP3 9RN

5,030 sq ft (467.28 sq m)



LOCATION

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

SITUATION

The property is situated on Wright Road which is off Felixstowe Road. Ransomes Europark a successful and established business park is situated close by to the east of Ipswich town centre, with direct access to the main A14. Nearby occupiers include Ipswich Transport Museum and The Environment Agency.

DESCRIPTION

The property comprises a self-contained workshop with kitchen and staff rooms and adjoining single storey workshop with mezzanine floor and office, kitchen and w.c. The property benefits from a large fenced and secure yard area.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring practice (6th Edition) and the approximate Gross Internal Area is as follows:

	Sq m	Sq ft
Ground Floor Workshops & Store	384.14	4,135
Mezzanine	31.22	336
Leanto Area	51.92	559
GIA Approx.	467.28	5,030

SERVICES

We understand that mains electricity and water are available, however we would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

PLANNING

We understand the property currently has consent for B2/B8 use, however we would recommend that all interested parties contact Ipswich Borough Council on 01473 432000.

SERVICE CHARGE

To be advised.

RATES

We would recommend that all interested parties contact Ipswich Borough Council on 01473 433851.

LEASE TERMS

The premises are available to let by way of an assignment of an existing lease which expires on the 29th September 2019, at a rental of £17,750 per annum exclusive.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in any transaction.

VAT

All prices quoted are excluding, but may be liable to VAT.

ENERGY PERFORMANCE

Speedy Hire Centres Ltd
20 Wright Road
IPSWICH
IP3 9RN

Certificate Reference Number:
0997-7979-7030-9300-9603

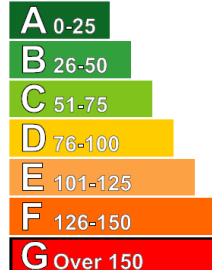
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for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

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



Less energy efficient

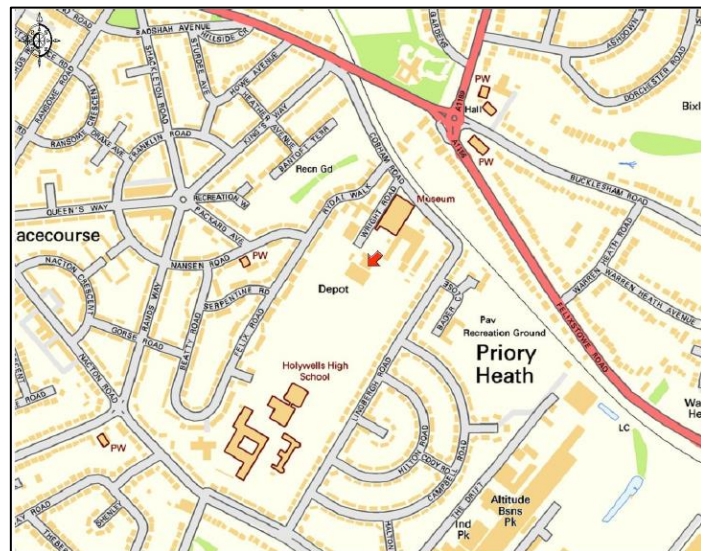
191 This is how energy efficient the building is.

VIEWINGS

For viewings or further information please contact the joint agents:

Rupert Lowe at Dunlop Heywood on 0161 817 4840 or rupert.lowe@dunlopheywood.com

Beverley Jacobs at Penn Commerical on 01473 211933
Beverley@penncommercial.co.uk



SUBJECT TO CONTRACT

April 2016

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