**TO LET** RETAIL/INDUSTRIAL UNIT

**3 Hawker Drive**

Martlesham Heath Business Park, Ipswich, Suffolk, IP5 3RQ







Units 9 & 10



**01473 234836**

savills.co.uk

**Location**

Ipswich is the county town of Suffolk with a population of approximately 130,000 and a catchment area of over 250,000. It occupies a strategic position close to the International Container Port of Felixstowe and the interchange of the A12 and A14 trunk roads. The town is also served by a rail service to London Liverpool Street with a journey time of approximately 75 minutes.

Martlesham Heath Business Park is located adjacent to the A12 dual carriageway in close proximity to Junction 28 of the A14. The estate, together with the adjoining retail park, comprises of a variety of occupiers including DHL, Ladbrokes, Howdens, Orwell Trucks, Tesco, Jewson.

**Description**

Steel portal frame retail/industrial unit with block/brickwork elevations with profile steel cladding to the upper parts with pedestrian access to a communal car park fronting Gloster Road and vehicle access from Hawker Drive.  The property comprises a portal frame building with an open plan retail/storage area with cellular offices, male/female toilet facilities and kitchenette to one end. To the side elevation is an up and over loading door. Externally there is a gated and fenced yard to the side of the property with vehicular access to Hawker Drive

Consideration will be given to splitting the unit into two units, comprising a retail unit fronting Gloster Road of 1,200 ft2 and an industrial/trade counter unit to the rear of 2,400 ft2 accessed from Hawker Drive.

**Accommodation**

The premises provide the following approximate floor areas:

Ground Floor:       3,610ft²      (335.40m²)

Areas provided are on a Gross Internal Area (GIA) basis.

Eaves Height:  2.66m to the underside of the roof

**Terms**

The premises are available on a new FRI lease for a term of 5+ years at a rental to be agreed by negotiation.

**Services**

Mains drainage, water, gas and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

**Buildings Insurance**

The tenant is to reimburse the landlord the cost of buildings insurance premium.

**Business Rates**

From indirect enquiries made of the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)) website we understand that the premises have a Rateable Value of £18,000 (2017 Valuation).

For the year Commencing 1st April 2020 rates are normally charged at 51.2 pence in the Pound on the Rateable Value.  However the amount payable may be affect by Small Business Rates Relief or transitional adjustment and could be higher or lower. Interested parties are advised to check with the Local Rating Authority.

**Service Charge**

A service charge will be levied in respect of a contribution towards the upkeep of common areas and estate management.    For the Budget Year, 1st January – 31st December 2020 the Service Charge is estimated at £1,342.16.

**Planning**

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

**EPC**

TBC

**Important**

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

**Legal Costs**

Each party to bear their own legal costs.

**Viewing and further information**

Strictly by prior appointment with the Joint Sole Letting Agent

Savills

Phil Dennis

Tel: 01473 234836

Email: [pdennis@savills.com](mailto:pdennis@savills.com)

Or

Elsom Spettigue Associates

Peter Elsom

Tel: 01394 446480

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21st January 2021