

Unit 3, West Area, Farthing Road Industrial Estate, Ipswich, Suffolk IP1 5AP



To Let or For Sale Detached Office / Warehouse

5,480 Sq Ft (509.1 Sq M)

-  Established Industrial Estate
-  Detached Warehouse/Office Building
-  9 Car Parking Spaces
-  Craneage facility to warehouse
-  4.5 m Eaves Height
-  Close to A14

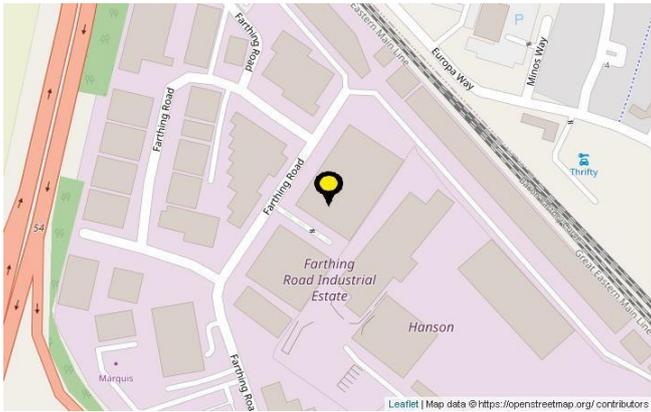


PROPERTY DETAILS

Location

Farthing Road comprises an established industrial estate, located approximately 2.5 miles to the west of Ipswich town centre and close to the towns western bypass (J.54).

The estate houses a variety of national and local industrial/office businesses and is opposite the former sugar beet factory which has been transformed by the Council into a modern business park, Eastern Gateway, and now houses major occupiers including La Doria and Amazon.



Description

The property comprises a detached warehouse with ground and first floor offices. The offices are essentially open plan with a small store and ladies wc facilities on the ground floor and, at first floor, there are two further private offices, a small kitchen and boardroom.

The warehouse is of steel portal frame construction and benefits from a steel roller shutter loading door, an overhead crane, an eaves height of 4.5m, concrete floors and a small mezzanine floor.

Accommodation

The property benefits from the following Gross Internal Areas:

Warehouse	2,725 sq.ft
Mezzanine	175 sq.ft
Offices	
Ground Floor	1,130 sq.ft
First Floor	1,450 sq.ft
Gross Internal Area	5,480 Sq Ft (509 SqM)

Terms

The property is available on a new Full Repairing and Insuring lease for a term of years to be agreed incorporating upward only rent reviews and Freehold.

Asking Rent/Price

Leasehold - £33,500 per annum exclusive of Business Rates, VAT if applicable, and all other outgoings.

Freehold - Offers are invited in the region of £400,000.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Planning

The property is understood to benefit from an established Class B1 (Light Industrial) and Class B8 (Storage and Distribution) use. Interested parties should make their own investigations of the Local Authority.

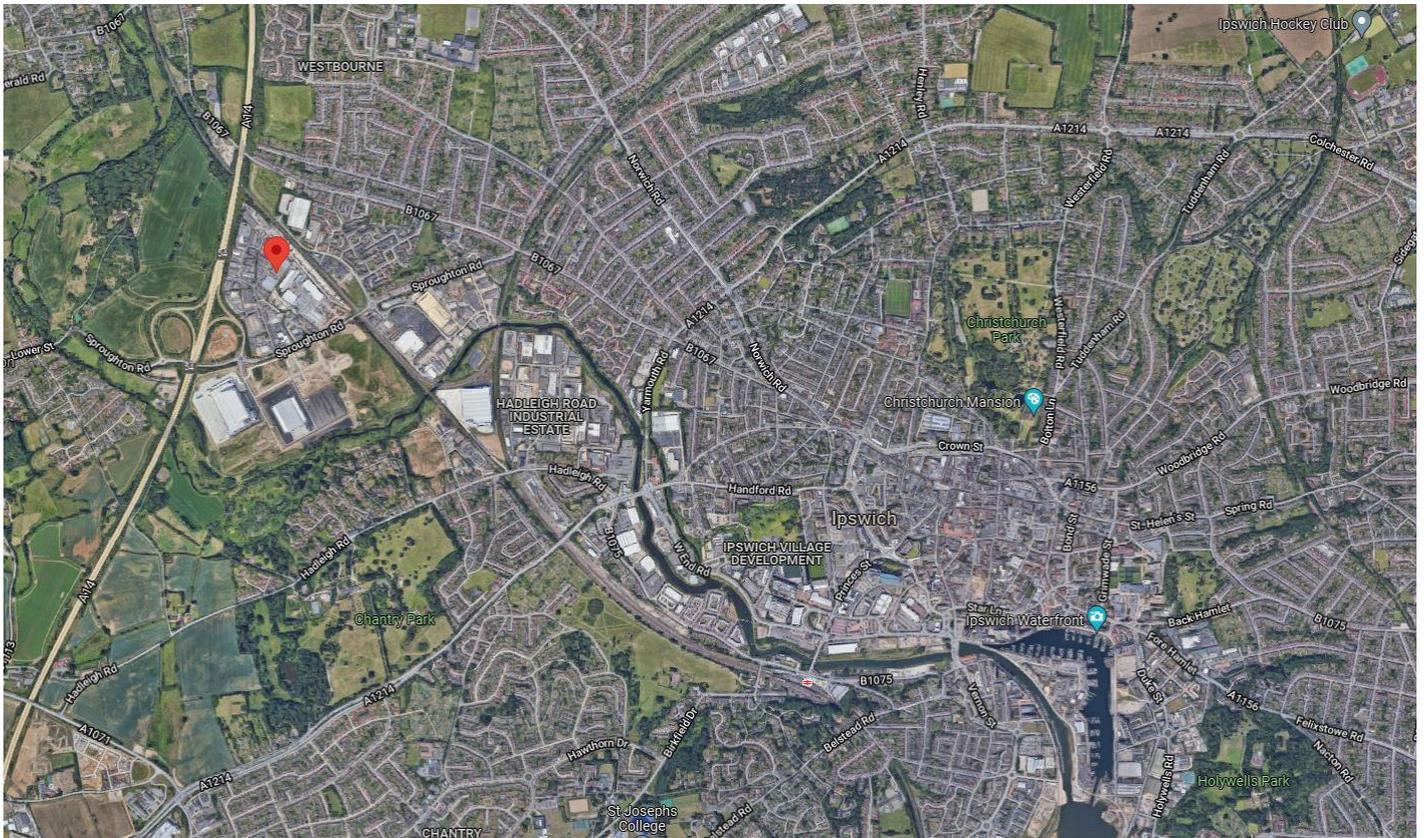
Business Rates

The property appears in the Valuation List with a Rateable Value of £23,250.

Energy Performance Certificate

The property has an EPC Rating of G167. A copy of the certificate is available upon request.

PROPERTY DETAILS



For viewings and further details please contact



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