



01473 289600

READERCOMMERCIAL.COM

info@readercommercial.com

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

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

Rent £50,000 per annum exclusive

(£4.89 per sq ft)

Option for Landlord to refurbish, on terms to be agreed

LOCATION

Ipswich is the county town of Suffolk with a population of circa. 140,000 people. Road communication is excellent via the A14/A12 trunk roads linking Ipswich to Felixstowe (12 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 approximately 1 minute's drive. 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. The property benefits from good access to side/northern elevation.

The entire roof has been recoated and comes with a 10 year warranty, gutters relined and roof lights replaced.

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
Overall area	950 sq m	10,226 sq ft

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.). The Landlord is also open to refurbishing the property on a specification and terms to be agreed.

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



(Indicative photographs to show how a similar property has been recently refurbished inside)

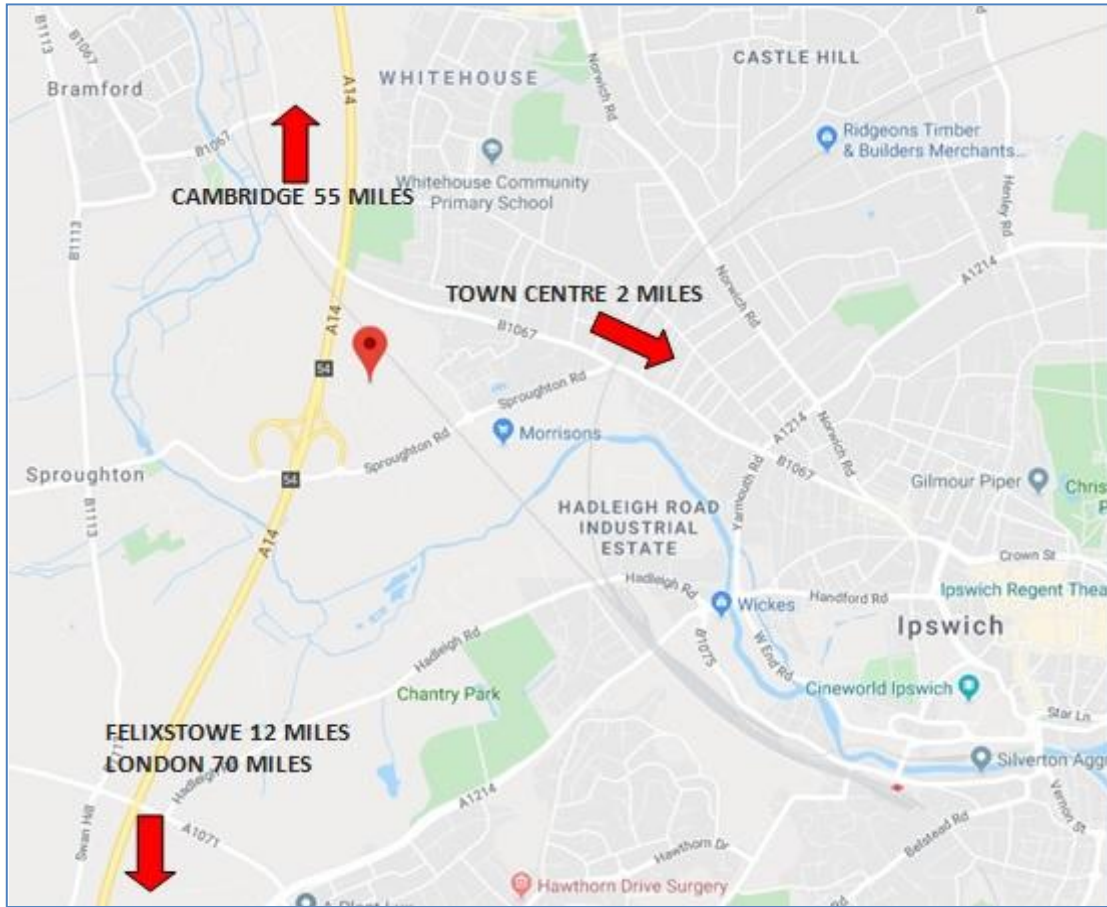
Office Area



Warehouse Area



(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.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A

B

C

D

E

F

G

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 (m²): 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

Shown for indicative purposes only

