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

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

## WAREHOUSE WITH OFFICES - TO LET

### 1,916 SQ M/20,624 SQ FT



### TO LET

End of terrace warehouse with offices  
and secure yard with parking  
3 x loading doors

Additional parking may be available

New lease terms

Rent £98,000 per annum exclusive (£4.75 per sq ft)

Option for landlord to refurbish, on terms to be agreed

Unit 1A & 1B 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 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. Units 1A & 1B Farthing Road can be found over on the crest of the hill off the service road on the right hand side.

## DESCRIPTION

The property comprise 2 end of terrace warehouse units linked at both front and rear with interconnecting offices and ancillary accommodation at the front of each unit. Loading to the units are via 3 loading doors, 2 at the front and a smaller door to the side of Unit 1A into a secure yard. Adjacent to Unit 1A is a secure yard area (not serviced) offering outside storage. There is a shared escape corridor running through Unit 1A.

Note: if required Unit 1C (adjacent to 1B) is available by separate negotiation offering a further 950 sq m/10,226 sq ft.

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 1A

Warehouse area	770 sq m	8,288 sq ft
Ground floor office extension	34.4 sq m	370 sq ft
<b>Total Unit 1A area</b>	<b>804.4 sq m</b>	<b>8,658 sq ft</b>

### Unit 1B

Warehouse area	738.7 sq m	7,952 sq ft
Ground floor office Extension	66.5 sq m	716 sq ft

Combined structured Office/ancillary ground floor	95.4 sq m	1,027 sq ft
<b>Total Unit 1B area</b>	<b>900.6 sq m</b>	<b>9,695 sq ft</b>

Total ground floor area	1,705 sq m	18,353 sq ft
Total combined first floor Office/ancillary	211 sq m	2,271 sq ft

**Overall area 1,916 sq m 20,624 sq ft**

### Unit 1A specification

Height to eaves	5.5 m	18 Ft
Height to Apex	6.4 m	21 ft
Front loading door height	4.2 m	13 ft 8"
Side loading door height	2.8 m	9 ft 2"

### Unit 1B specification

Front loading door height	4.3 m	14 ft
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Unsurfaced side secured yard area approximately 650 sq m/7,000 sq ft

Additional parking may be available on site.

## 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 £98,000 per annum exclusive. (£4.75 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 their 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

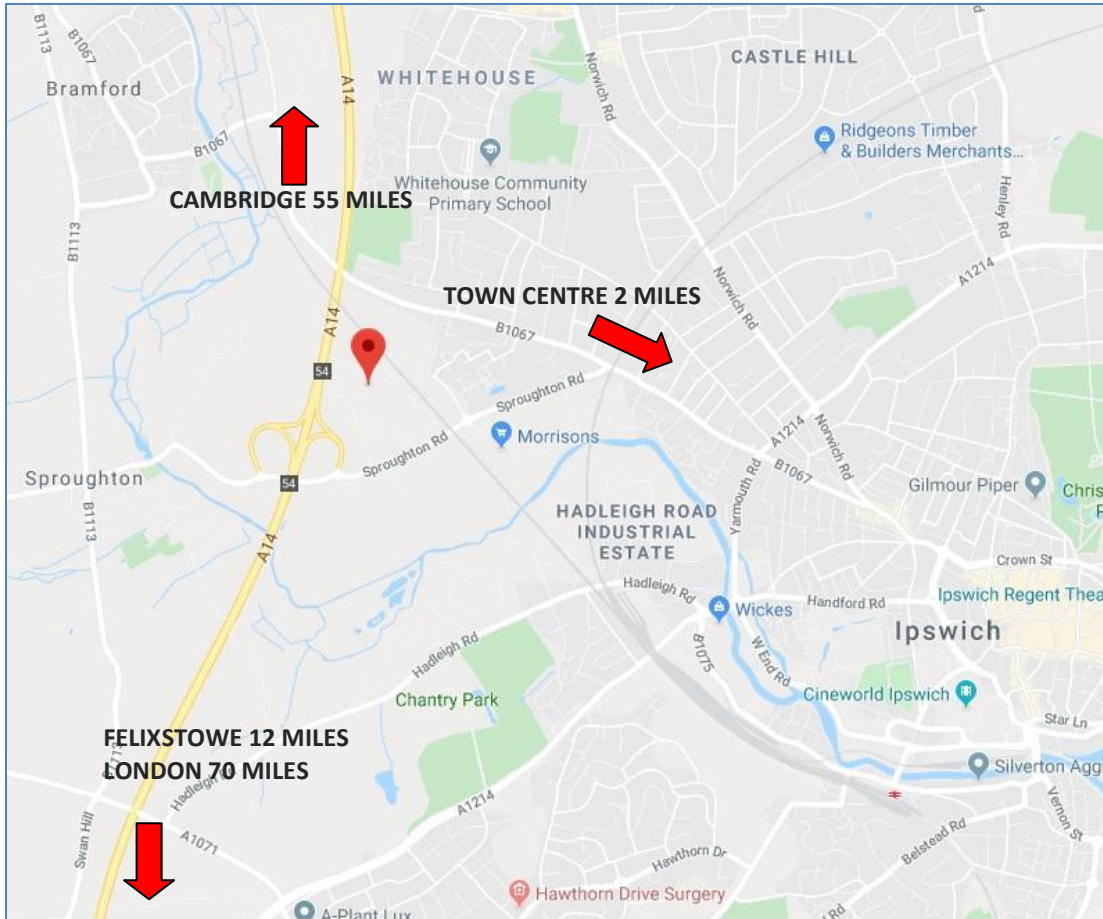
Strictly by prior appointment with sole agents:

Reader Commercial on

01473 289600 or

[martin@readercommercial.com](mailto:martin@readercommercial.com)

(plan is for location purposes only)



**Energy Performance Certificate** HM Government

Non-Domestic Building

Unit 1a-1b  
Farthing Road  
IPSWICH  
IP1 5AP

**Certificate Reference Number:**  
0140-0131-9100-9500-1092

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/lepd](http://www.communities.gov.uk/lepd).

**Energy Performance Asset Rating**

More energy efficient

A+	Net zero CO <sub>2</sub> emissions
A	0-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

Less energy efficient

**Technical information**

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 3716  
Building complexity (NDS level): 4

**Benchmarks**

Buildings similar to this one could have ratings as follows:

39 If newly built  
82 If typical of the existing stock

**82** This is how energy efficient the building is.

## UNIT 1A



## SIDE YARD



## Unit 1B



## Office Area



Shown for indicative purposes only

