

# EWS

CHARTERED SURVEYORS



31 KNIGHTSDALE ROAD, IPSWICH, IP1 4JJ  
ATTRACTIVE EDGE-OF-TOWN BUSINESS UNIT  
5,151 SQ FT (478.54 SQ M)

**FOR SALE**

31 LOWER BROOK STREET  
IPSWICH, SUFFOLK, IP4 1AQ

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## LOCATION

Ipswich is one of East Anglia's most important commercial centres with a catchment population of about 350,000. There are good road links to the M25, Midlands and London via the A12 and A14. London Liverpool Street is just over an hour away by train.

The premises are situated only 3 miles west of Ipswich Town Centre and only 1 mile from a junction onto the A14.

The immediate surrounding properties within Knightsdale Road, Dales Road and Wharfedale Road comprise mainly commercial and industrial units, including some recent developments, the wider surrounding area being mainly residential.

## DESCRIPTION

The premises comprise an attractive self-contained concrete framed warehouse building with offices to the front.

The warehouse has a 3m eaves height, gas heating and an electric roller shutter door to the rear. The centrally heated office area comprises various individual partitioned offices and stores / kitchen / WC facilities, with individual air conditioning units installed in the principal offices. A staircase gives access to a useful office / storage area at first floor level.

Externally, the premises have the benefit of a forecourt parking area and a vehicular access along the south side of the building to a rear yard which provides an additional parking area / external storage.

## ACCOMMODATION

All measurements approximate (gross internal area)

Ground Flr Offices etc	1,792 sq ft (166.48 sq m)
1 <sup>st</sup> Flr Office / Storage	524 sq ft ( 48.68 sq m)
Rear Warehouse	2,835 sq ft (263.38 sq m)

**Total** 5,151 sq ft (478.54 sq m)

## RATES

As advised by Ipswich Borough Council:

Rateable Value (2015): £19,500.00

Estimated Rates Payable (2016/17): £ 9,613.50

(Please note - Small Business Rate Relief may be applicable, dependent upon occupier. Please contact Ipswich Borough Council for further information).

## TERMS

The premises are available for sale freehold with vacant possession upon completion at a price of **£325,000** (three hundred and twenty five thousand pounds). The sale will be subject to VAT.

Alternatively the premises could be made available to let on a new full repairing and insuring lease, for a term of years to be agreed, incorporating upward only rent reviews at three yearly intervals at a commencing rent of **£22,500** (twenty two thousand five hundred pounds) per annum exclusive.



VIEWING / FURTHER DETAILS **EWS** TELEPHONE 01473 216 200  
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