

EWS

CHARTERED SURVEYORS



TO LET

UNIT 2 CLIFF ROAD, IPSWICH IP3 0AY
SUBSTANTIAL WAREHOUSE UNIT WITH YARD

24,497 sq ft (2,275.83 sq m) approx.

31 LOWER BROOK STREET
IPSWICH, SUFFOLK, IP4 1AQ

01473 216 200

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LOCATION

Ipswich is one of East Anglia's most important commercial centres with a catchment population of in excess of 350,000. The town has excellent road links to the M25, the Midlands and London via the A12 and A14. The port of Felixstowe - the largest container port in the UK, lies just 10 miles south east.

Cliff Road Industrial Estate is located only half a mile from the centre of Ipswich and extremely close to the main entrance to the Cliff Quay area of the Port of Ipswich.

It provides easy access to the town's ring road which in turn gives direct access to the Port of Felixstowe via the A14. The ring road also affords easy access to the A14/A12 intersection which lies approximately 2 miles to the west.

DESCRIPTION

A warehouse unit of steel portal frame construction with brick walls and profile sheet cladding and an eaves height of 6.4m.

The unit is served by two roller shutter doors, accessed from a service yard off Cliff Road. There is an integral office and male / female wc facilities.

Agents notes: Unit 1 is also available, to provide a total of approximately 50,000 sq ft.

An additional yard could be made available. Further details on request.

ACCOMMODATION

All measurements approximate

Total (GIA) 24,497 sq ft (2,275.83 sq m)

RATES

To be advised by Ipswich Borough Council.

TERMS

A new full repairing and insuring lease (partly by way of a service charge), for a term of years to be agreed, incorporating upward only rent reviews at three yearly intervals.

RENT

£3.95 per sq ft + VAT.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.



VIEWING / FURTHER DETAILS EWS TELEPHONE 01473 216 200

CLARE WRIGHT OR GEORGE WOODWARD

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