

EWS

CHARTERED SURVEYORS



TO LET

UNIT 17, HADLEIGH ROAD INDUSTRIAL ESTATE,
ARKWRIGHT ROAD, IPSWICH, IP2 0UB

DETACHED WAREHOUSE WITH
TRADE COUNTER / SHOWROOM FACILITIES

7,251 SQ FT (673.63 SQ M)
+ MEZZANINE OF 5,382 SQ FT (500.00 SQ M)

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 property is located on the established Hadleigh Road Industrial Estate. The estate is about one mile west of Ipswich town centre and benefits from good access to the A12 / A14 interchange about two miles away.

A number of independent / regional and national companies are located within the estate, including Booker Cash & Carry, Magnet Ltd, British Oxygen and Speedy Hire.

DESCRIPTION

A warehouse unit of steel frame construction with part brick walls and sheeting, incorporating integral showroom / offices facilities.

The main warehouse area is served by a roller shutter door opening to a covered loading bay. A pedestrian entrance provides customer access into a showroom and office.

There is ancillary accommodation at the rear of the unit, providing stores, offices and wc facilities.

An extensive mezzanine floor has been installed (may be removed).

Externally there is a large surfaced yard providing parking and loading facilities. There is also a side yard.

ACCOMMODATION

All measurements approximate

Gross internal floor areas:

Ground Floor 7,251 sq ft (676.63 sq m)
Mezzanine 5,382 sq ft (500.00 sq m)

Incorporating:

Warehouse area 5,876 sq ft (545.89 sq m)
Showroom / office 657 sq ft (61.07 sq m)
Rear stores/kitchen/wcs 718 sq ft (66.76 sq m)
Mezzanine 5,382 sq ft (500.00 sq m)

RATES

As advised by Ipswich Borough Council:

Rateable Value: £27,250.00

Estimated Rates Payable (2013/14): £12,834.75

ENERGY PERFORMANCE CERTIFICATE

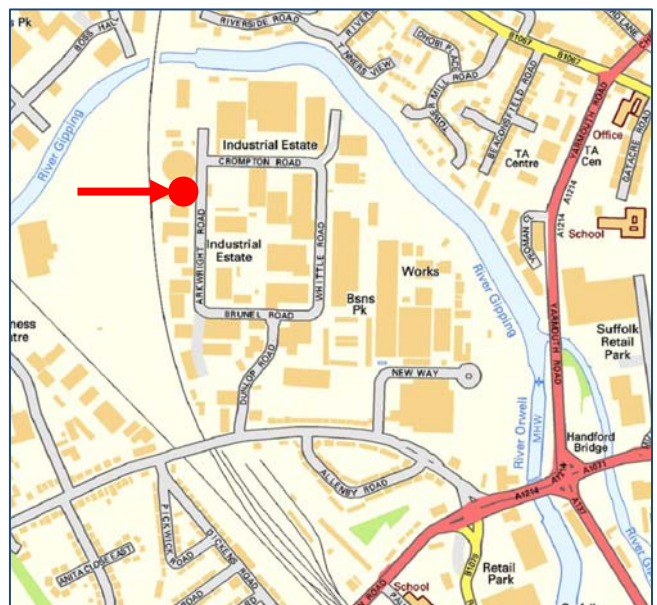
An EPC has been commissioned, and a copy will be available shortly.

TERMS

A new full repairing and insuring lease, for a term of years to be agreed, incorporating upward only rent reviews at three or five yearly intervals, depending on the length of lease.

RENT

£32,500 (thirty two thousand five hundred pounds) per annum exclusive.



[VIEWING / FURTHER DETAILS](#) **EWS** [TELEPHONE 01473 216 200](#)

CLARE WRIGHT

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