

EWS

CHARTERED SURVEYORS



FOR SALE

UNIT 6 ALTITUDE BUSINESS PARK, IPSWICH, IP3 9QR

REFURBISHED INDUSTRIAL UNIT
WITH ITS OWN PRIVATE COMPOUND / YARD
TOTAL 1,180 SQ FT (109.59 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.

Altitude Business Park forms part of The Drift, an established commercial area, located off Nacton Road, one of the principal traffic routes serving south-east Ipswich, also linking the town centre with the A14 at the Nacton Interchange. The development is also located close to Ransomes Europark, which is considered to be Ipswich's premier trading estate as well as the new Futura Park business park where John Lewis Home and Waitrose are located.

DESCRIPTION

A refurbished industrial / business unit. The accommodation provides a storage / production area and separate wc.

There is a roller shutter door (manual), 3-phase electricity and a gas supply.

The unit benefits from its own private forecourt / yard.

ACCOMMODATION

All measurements approximate (gross internal area)

Total 1,180 sq ft (109.59 sq m)

RATES

As advised by Ipswich Borough Council:

Rateable Value (2010): £5,800.00

Estimated Rates Payable (2016/17): £2,882.60

(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 **£90,000** (ninety thousand pounds). We understand that VAT will not apply to the sale of these premises but this is subject to formal confirmation.



Energy Performance Certificate
Non-Domestic Building

HM Government

6 Altitude Business Park
The Drift
Nacton Road
IPSWICH
IP3 9QN

Certificate Reference Number:
9000-8956-0362-0700-2034

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+	0-10
A	11-25
B	26-50
C	51-75
D	76-100
E	101-125
F	126-150
G	Over 150

149

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 122
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m²): 45.19

Benchmarks

Buildings similar to this one could have ratings as follows:

30

If newly built

79

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

VIEWING / FURTHER DETAILS EWS TELEPHONE 01473 216 200

GEORGE WOODWARD

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