



01473 289600

READERCOMMERCIAL.COM

info@readercommercial.com

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

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

FOR SALE/TO LET

2 STOREY WAREHOUSE - 723.4 SQ M/7,708 SQ FT



42 Brooks Hall Road

Ipswich

Suffolk

IP1 4BY

FOR SALE/TO LET

West Ipswich location

Gated access off Brooks Hall Road (under an archway)

Goods lift to the rear of the property

Sliding loading door access

Ground floor area 450.4 sq m/4,848 sq ft

plus first floor storage

Onsite parking

New lease terms length to be agreed

Rent £30,000 per annum sought

LOCATION

The property is located in the middle of Brooks Hall Road, close to the junction with Waterloo Road. This position is close to the busy feeder roads of Norwich Road and Bramford Road giving access to the main town centre, the suburbs of the west side of Ipswich and the A14. Brooks Hall Road is primarily a residential area with the warehouse being located behind the residential terrace.

DESCRIPTION

The property comprise a 2 storey warehouse of solid brick elevation under a pitched roof. Access to the building is via a sliding wooden loading door with built in pedestrian entrance. Within the ground floor area of the warehouse is a kitchen and wc facility. Serving the first floor is a goods lift to the rear of the building and the main staircase at the front. The upper parts also benefits from an overhead crane to assist with moving of heavy items.

Access off Brooks Hall Road is via a gated entrance and under a high archway which can cater for fixed trailer lorry access.

ACCOMMODATION

(Please note all areas and dimensions are approximate)

Ground floor depth	16.3 m	53 ft 5"
Width	27.6 m	90 ft 6"
Total ground floor area Includes wc and kitchen areas	450.4 sq m	4,848 sq ft
First floor storage	273.0 sq m	2,938 sq ft
Overall area	723.4 sq m	7,787 sq ft
Height under storage floor	2.78 m	9 ft 1"
Height on storage floor to Eaves	3.78 m	12 ft 4"

Outside

The front of the property is parking for approximately 3 vehicles behind the gate.

Note: There is a further area included to the side of the unit needing refurbishment which could be ideal for more storage or under cover parking which benefits from a ground floor area of 30 sq m/323 sq ft.

TERMS

The premises are available by way of a new lease, length to be agreed, subject to a proposed commencing rent of £30,000 per annum exclusive. Alternatively the freehold is available offers sought In the region of £300,000.

VAT

Vat is applicable to this property.

SERVICES

Mains electric, water and drainage are connected with gas located in the yard to the front.

BUSINESS RATES

Rateable value £15,750.00 per annum. Rates payable for 2018/19 using poundage of 49.3 p are £7,764.75p. Note: we strongly recommend any interested party carry out their own investigation with Ipswich Borough Council Business Rates Department on 01473 432000 for confirmation of the rateable values and poundage that would be applicable to their business and if you are eligible for small business rates relief.

PLANNING

We understand from Ipswich Borough Council the property benefits from B8 Storage and distribution use. For further uses please contact Ipswich Borough Council, planning department on 01473 432913

VIEWING

Strictly by prior appointment with Sole Agents
Reader Commercial on 01473 289600
martin@readercommercial.com

LEGAL COSTS

Each party to bear their own legal costs.

EPC

The property has a rating of D.

Plan is for location purposes only

