



HUBBARD HOUSE, 6 CIVIC DRIVE, IPSWICH, SUFFOLK IP1 2QA
E info@readercommercial.com

01473 289600
READERCOMMERCIAL.COM

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

3,189 SQ M/34,328 SQ FT WAREHOUSE WITH 613 SQ M/6,597 SQ FT 2 STOREY OFFICES WITH PARKING



1-3 Whitehouse Business Centre
Lovetofts Drive
IPSWICH
IP1 5SF

TO LET

4 loading doors, 2 dock leveller, 2 surface (1 with ramp)
Parking to the front of the unit
Sodium lights throughout warehouse
re roofed in 2007, heating throughout offices
New lease terms
Rent £4.25 per sq ft

LOCATION

The property is situated in Lovetofts Drive off White House Road on the north western side of Ipswich. This locality offers direct access to the A14 connecting Ipswich with Felixstowe, the Midlands and London via the A12. Nearby occupiers at Whitehouse include Asda, Cooper BMW and SEH along with numerous other retail, warehouse, office and trade counter occupiers.

DESCRIPTION

Units 1-3 White House Business Centre are situated at the front of the scheme and comprise 2 inter connecting warehouses with attached 2 storey office building to the front. The front warehouse benefits from 2 dock levellers and 1 surface loading door (via ramp) and is internally connected to the rear warehouse which benefit from an additional concertina loading door accessed from the side elevation. This loading door is adjacent to the circulation road supporting access to the rear warehouses which are under separate ownership. Attached to the warehouse is a 2 storey office building which benefits from male and female wc facilities at ground floor level and is access via a reception area with offices off left and right. Each office benefits from carpeting, lighting and central heating. First floor level there are numerous offices of varying sizes which are dated and in need of modernisation. Outside the front of the office is car parking for approximately 12 cars along with an apron of hard standing suitable for lorry loading and unloading.

ACCOMMODATION

(Please note all areas and dimensions are approximate)

| | | |
|-----------------------|-------------------|---------------------|
| Front warehouse width | 25 m | 82 ft |
| Depth | 47.9 m | 157 ft |
| Height to the haunch | 5 m | 16 ft 4" |
| Height to the apex | 6.3 m | 20 ft 6" |
| Total area | 1,181 sq m | 12,718 sq ft |

Includes overhead hot air blowers in apex
2 x dock levellers, 1 surface loading door with ramp
Connection between front and rear warehouse
5.65 m/18 ft
Male and female wc's in warehouse
With manager's office at first floor level
10.3 m/111 sq ft
Sodium lights throughout with original sprinkler system in situ (not tested)

| | | |
|----------------------|---------------------|----------------------|
| Rear warehouse width | 42 m | 138 ft |
| Depth | 47.8 m | 157 sq ft |
| Height to haunch | 4.6 m | 15 ft |
| Height to apex | 6.3 m | 20 ft 6" |
| Total area | 2,007.6 sq m | 21, 610 sq ft |

1 concertina loading door accessed from the side road
Includes sodium lights throughout

Combined warehouse

| | | |
|-------------|---------------------|---------------------|
| area | 3,189.1 sq m | 34,328 sq ft |
|-------------|---------------------|---------------------|

Stairs down into 2 storey front office building at ground floor total area 313 sq m 3,368 sq ft
Includes 7 individual offices of varying sizes. Large store room and small store room with reception area

First floor 300 sq m 3,229 sq ft
Currently offices of varying sizes

| | | |
|--------------------------|-----------------|--------------------|
| Total office area | 613 sq m | 6,597 sq ft |
|--------------------------|-----------------|--------------------|

Outside to the front of the office building are 12 designated car spaces.

TERMS

The entire property is available in its entirety or could be split on a new lease (s) length to be agreed subject to 5 yearly upward only rent reviews where applicable at a proposed commencing rent of £4.25 per sq ft.

Note: There are restrictive hours of use for the warehouse due to the residential properties nearby.
Hours of use shall not exceed
6.30 am – 20.30 pm Monday to Saturday
8.00 am – 17.00 Sundays
No time on Bank Holidays
Vehicles over 7.5 tonnes shall not use the roadway adjacent to the rear of gardens of Crossley Gardens/Foden Avenue between the hours of 17.00 and 20.00 daily.

VAT

VAT will be applicable to the rent.

BUSINESS RATES

To be assessed.

SERVICE CHARGE

There will be a service charge levied for the upkeep of the common areas and communal heating system throughout the office accommodation.

LEGAL COSTS

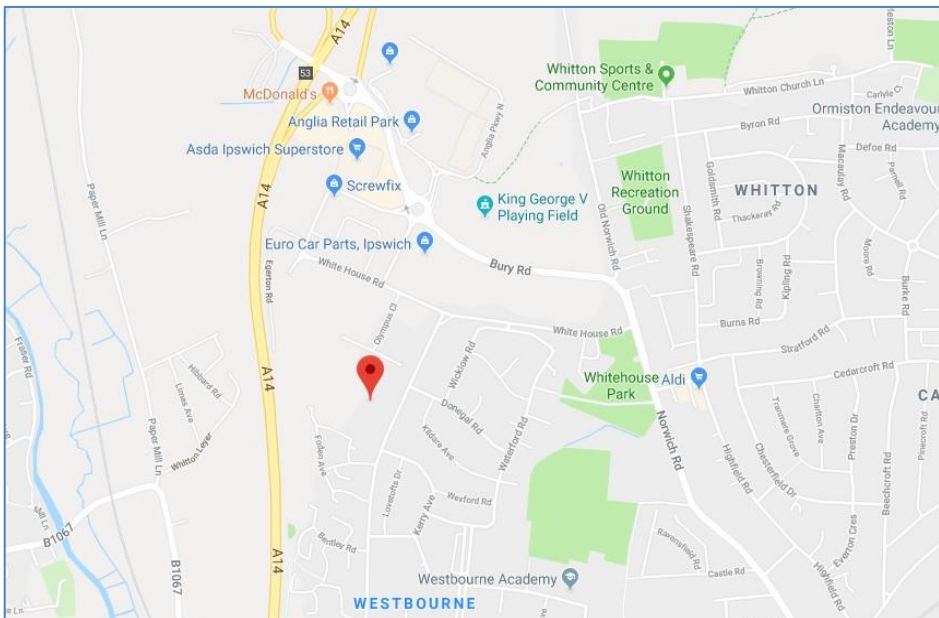
Each party to bear their own reasonable legal costs.

VIEWING

Strictly by prior appointment with Sole Agents

Reader Commercial on 01473 289600

martin@readercommercial.com



(Plan for location purposes only)



