

READER
COMMERCIAL

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

01473 289600
READERCOMMERCIAL.COM

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

FOR SALE/TO LET

BUSINESS UNIT

156.9 SQ M/1,689 SQFT WITH 6 CAR SPACES



Unit 8 Altitude Business Park

The Drift

Nacton Road

Ipswich

IP3 9QP

FOR SALE/TO LET

Currently in unfinished state of repair

Suitable for many uses (stp)

East Ipswich location close to the A14 at

Junction 57 (Nacton Road)

Price £110,000 sought for this freehold interest

LOCATION

Altitude Business Park is a development of refurbished industrial/business units on The Drift Nacton Road Ipswich. This location is close to Futura Park and Ransomes Europark which offers good access to the A14 at junction 57 Nacton Road. Altitude Business Park can be found ⅓ of the way along The Drift on the right hand side. Unit 8 is situated at the entrance to Altitude Park.

DESCRIPTION

The property comprises a single storey business unit of cavity brick elevation with new windows and doors under a flat roof with parapet. Internally the unit is finished (shell) standard. The approximate works required are as follows:-

- Power to be connected and certified
- WC/Kitchen to be finished
- Installation of ceiling and lighting
- Power/telecom points installation
- Floor covering and heating if required?

At present the unit has been configured for an office use however it may be possible to create a loading door for a light industrial use (stp). Outside there are 6 car spaces.

ACCOMMODATION

(Please note all areas are appropriate)

Depth	10.25 m	33 ft 6"
Width	15.31 m	50 ft 2"
Total area	156.9 sq m	1,689 sq ft

Wc/kitchen area (included above)	6.26 sq m	67 sq ft
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Minimum internal height	2.39 m	7 ft 8"
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Outside parking for 6 vehicles

SERVICES

We understand all mains services are available.

TERMS

Price upon application. Alternatively Lease -

The lease is available by way of a new lease rent to be agreed subject to 5 yearly rent reviews if applicable at a proposed commencing rent of £10,000 per annum.. An element of rent free could be made available in allowance for works subject to terms.

VAT

VAT will be applicable to this property.

RATES

Ipswich Borough Council have confirmed the rateable value for 2017/2018. Is £8,800 per annum.

SERVICE CHARGE

May be applicable.

EPC

As attached

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

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

plan is for identification purposes only





Energy Performance Certificate

Non-Domestic Building

Unit 8
6 The Drift
Nacton Road
IP51WCH
IP3 9QR

Certificate Reference Number:
0912-3052-0513-0000-4801

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+

Net zero CO₂ emissions

A

0-25

B

26-50

C

51-75

D

76-100

E

101-125

F

126-150

G

Over 150

◀ 114

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Grid Supplied Electricity

Building environment: Heating and Natural Ventilation

Total useful floor area (m²): 158

Building complexity (NOS level): 3

Benchmarks

Buildings similar to this one could have ratings as follows:

46

If newly built

78

If typical of the existing stock