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

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

WAREHOUSE UNIT

TO LET



TO LET

Unit 9 Farthing Road Industrial Estate

IPSWICH

IP1 5AP

718.6 sq m / 7,735 sq ft Industrial unit

Roller shutter door

3 phase power (not tested)

Flexible lease terms

Refurbished

LOCATION

The property is situated on the popular and well known Farthing Road Industrial Estate which is approx. 2 miles west of Ipswich town centre but with easy access to the A14, the main Copdock interchange being a short distance to the south. Well known companies located on the estate Wolsey Volkswagen, Trucks 'R' Us, Ipswich Glass and Colour Marketing Services.

DESCRIPTION

The property comprises a refurbished steel portal-framed warehouse of brick and block construction, profile cladding beneath a flat roof. The warehouse area has a minimum eaves height of approximately 5 m (16' 4") and can be accessed by a roller shutter door located on the front elevation of the property. The first floor offices are carpeted and benefit from gas fired convection heating. To the front off the unit are parking spaces for 3 cars.

ACCOMMODATION

(Please note all areas are appropriate)

| | | |
|-----------------------------------|-------------------|--------------------|
| Internal depth max | 37.8 m | 124 sq ft |
| Internal width max | 17.6 m | 58 sq ft |
| Warehouse area | 617.7 sq m | 6,649 sq ft |
| Ground Floor office/ ancillary | 51.6 sq m | 555 sq ft |
| First Floor office | 49.3 sq m | 531 sq ft |
| Total GIA | 718.6 sq m | 7,735 sq ft |

SERVICE CHARGE

As per the lease provisions.

TERMS

The property is available by way of a new Full Repairing and Insuring Lease, length to be agreed. Subject to 5 yearly upward only rent reviews if applicable.

EPC

E Rating - please see attached.

RENT

£42,500 per annum. Subject to covenant strength and terms, ½ rent can be offered in Year 1.

RATES

The rateable value is £26,500 per annum for the current year 2019/2020. Rates payable will be circa. £13,356 per annum.

VAT

We understand that VAT is applicable in this instance.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

By prior appointment only with Joint Sole Agents:
Martin Reader of Reader Commercial on 01473 289600
martin@readercommercial.com

Plan is for identification purposes only



Warehouse inside



Front Office



Energy Performance Certificate

Non-Domestic Building



Unit 9
Farthing Road
IPSWICH
IP1 5AP

Certificate Reference Number:
0603-3070-0017-0690-1701

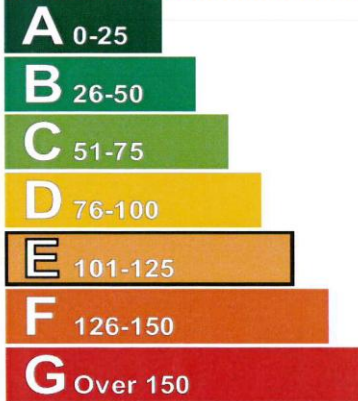
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for 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



Net zero CO₂ emissions



◀ 101 This is how energy efficient the building is.

Less energy efficient

Technical information

| | |
|--|---------------------------------|
| Main heating fuel: | Natural Gas |
| Building environment: | Heating and Natural Ventilation |
| Total useful floor area (m ²): | 753 |
| Building complexity (NOS level): | 4 |

Benchmarks

Buildings similar to this one could have ratings as follows:

| | | |
|----|---|----------------------------------|
| 40 | ▶ | If newly built |
| 85 | ▶ | If typical of the existing stock |