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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

## TRADE COUNTER UNIT - TO LET



Unit 5 Trade Centre  
Cavendish Street  
Ipswich  
Suffolk  
IP3 8AX

**TO LET**

Comprise 417 sq m/4,489 sq ft unit with mezzanine floor  
and secured yard  
Rent £28,000 per annum exclusive  
Onsite parking outside front and in the side yard  
Close to town centre, Waterfront and good access to A14

## LOCATION

Cavendish Street is situated close to the town centre and Waterfront of Ipswich just off the A1156 Fore Hamlet/Bishop's Hill. This locality is approximately 2.5 miles from junction 57 of the A14 at the Nacton/Ransomes Europark interchange. Unit 5 forms part of a terrace of trade counter/business units close to the junction with Fore Hamlet. Other nearby occupiers include Screwfix, Enterprise Rent a Car, HSL and Ipswich Clutch Centre.

## DESCRIPTION

The property comprise a modern high profile steel clad end of terrace trade counter unit under an insulated roof with translucent light panels and secured side yard. The unit is accessed by a side pedestrian door and 2 mechanical loading doors in the front elevation. The right hand loading door now serves as a security door in front of the trade counter entrance.

Internally the unit is equipped with a fully fitted trade counter area with carpet/vinyl flooring, suspended ceilings with led lighting, electric heating and sodium lights throughout. To the rear of the trade counter area is a Manager's office and further office accessed from the warehouse. Within the warehouse are male/female wc's and a kitchen. Above the trade counter area is a mezzanine storage floor. Outside the unit are parking spaces and loading to the front and a secured yard to the side offering a further parking for 4 vehicles or storage.

## ACCOMMODATION

*(Please note all areas are approximate)*

Depth	21.65m	71 ft
Width	21.77 m	71 ft 5"

<b>Gross internal ground floor area</b>	<b>417 sq m</b>	<b>4,489 sq ft</b>
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Includes trade counter area	101.2 sq m	1,090 sq ft
Managers office	10.5 sq m	113 sq ft
Rear office	19.6 sq m	211 sq ft

Within the warehouse are male/female wc's and kitchen facilities.

Mezzanine storage floor	111.3 sq m	1,198 sq ft
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Height to eaves	6.5 m	21 ft 3"
Height to apex	7.6 m	25 ft

Outside to the front of the unit is a parking area and loading along with further parking and storage area in the secured side yard.

## TERMS

The premises are available by way of an assignment/sub letting of the existing lease due to expire in February 2021 with a passing rent of £28,000 per annum exclusive. We understand the Landlord would entertain the possibility of granting a new lease subject to terms.

## VAT

VAT is applicable to the rent.

## SERVICE CHARGE -as per the lease provision.

## BUSINESS RATES

Rateable value is £22,250 which equates to rates payable of circa. £10,969.25 per annum.

## SERVICES

We understand the property is connected with mains electric, water and drainage. We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in relation to connections, availability and capacity including telecoms and IT links.

## PLANNING

We have been verbally advised that planning for the unit is within the use class of B8 (trade counter/warehouse and storage). We encourage any interested parties to carry out their own investigations as to their use requirements by contacting Ipswich Borough Council Planning Department on 01473 432000.

## EPC - upon request.

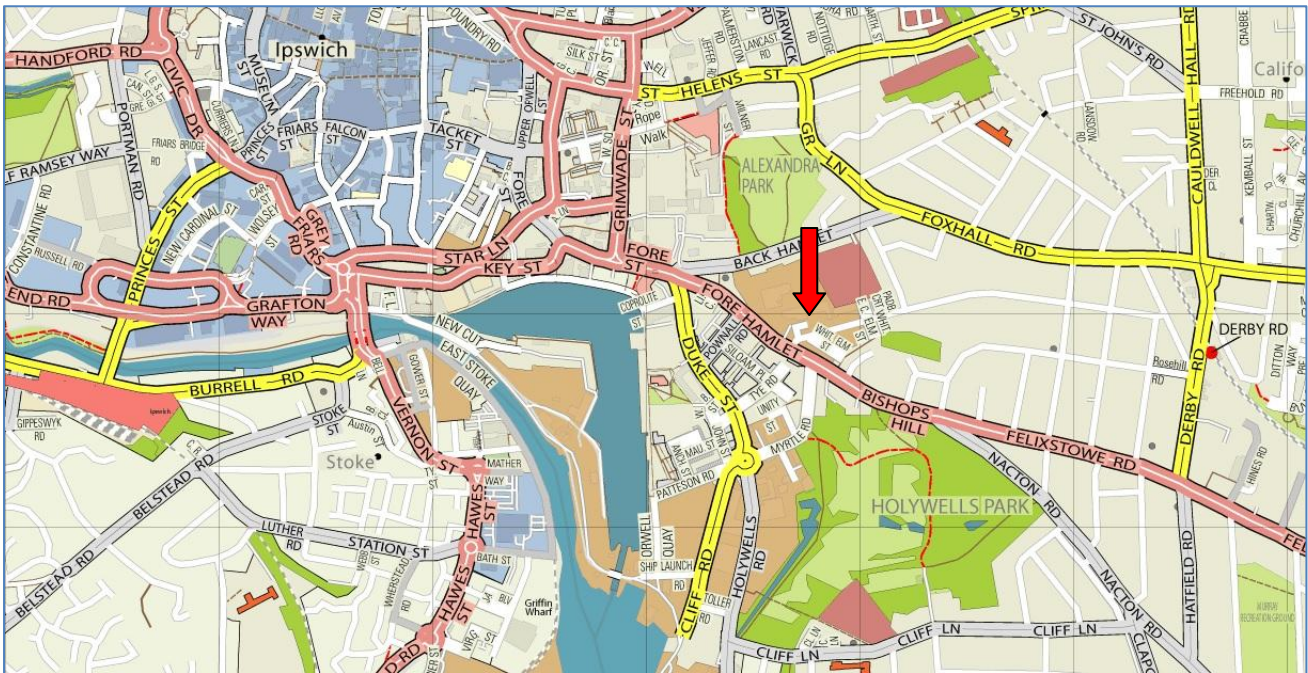
## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by prior appointment with sole agents:  
Reader Commercial on  
01473 289600 or  
[martin@readercommercial.com](mailto:martin@readercommercial.com)

(plan is for location purposes only)



### Reception/office area



## Inside warehouse



## Warehouse area



## Secured yard area



## Plan of Unit 1 Cavendish Street

