

## Industrial

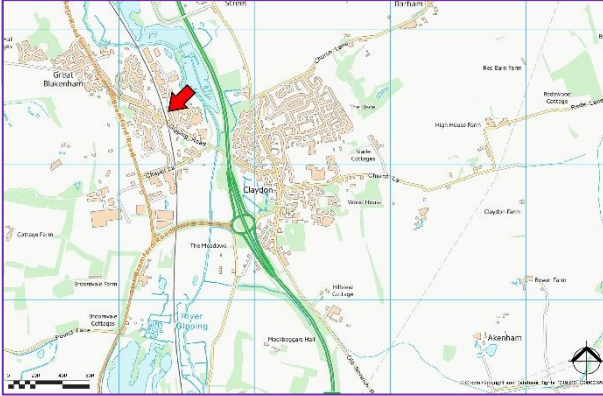
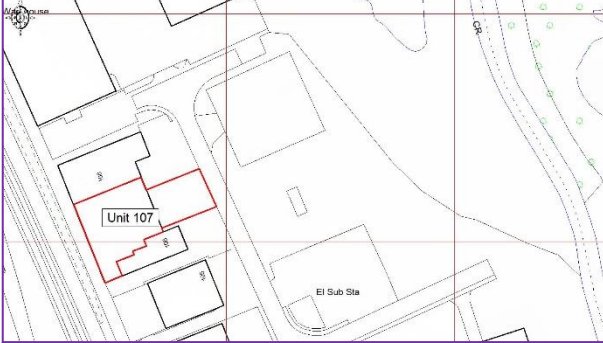
# 10,729 sq ft industrial unit available to let



## Unit 107, Claydon Business Park, Gipping Road, Great Blakenham, Suffolk, IP6 0NL

Approx. 996.75 sq m (10,729 sq ft)

- Two electric roller shutter doors
- Private parking at the front of the property. Easy access to the main A14.
- Popular industrial estate with security gates, CCTV, gym, café, and on-site management.
- Available on a new sublease on flexible terms, at a commencing rental of £86,000 per annum exclusive



## Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

## Situation

The property is located on Claydon Business Park which is situated approximately 6 miles from Ipswich town centre. Claydon Business Park provides a well managed, well maintained, and secure business environment, with a variety of modern premises and a mixed tenant base, offering a good business base with a range of on-site services.

## Description

The warehouse is easily accessible from the central thoroughfare and provides a steel portal framed building with a brick base and clad above separated from adjacent warehouse by a breezeblock wall. There is a newly installed single disabled WC.

There is parking to the front of the property.

## Planning

We understand the property to have B2/B8 planning. All interested parties should contact Babergh Mid Suffolk District Council on 0300 123 4000.

## Legal costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

## Business rates

Rateable Value believed to be approx. £25,750. We estimate that the rates payable to be £12,850. All interested parties should contact Babergh Mid Suffolk District Council on 0300 123 4000.

## Terms & Tenure

The premises are available on a new lease, for a term of years to be agreed, at a commencing rental of £86,000 per annum exclusive. The service charge is approx. £4,828 + VAT per annum.

## VAT

Is applicable.

## Services & Service Charge

We understand that mains electricity and water are connected to the property. Gas is in the wider estate NB: None of the services have been tested and it is the responsibility of the proposed purchaser to satisfy themselves as to their operation / condition including IT and telecommunications links.

## Accommodation

<b>Total</b>	<b>996.75 Sq M</b>	<b>10,729 Sq Ft</b>
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## Energy Performance Certificate

Rating C68, Certificate 2601-3538-0620-7606-1621, valid until 2032.

## Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,  
The Strand, Wherstead,  
Ipswich IP2 8NJ

**01473 211933**

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