

## Industrial

# Modern Warehouse/Trade Counter Unit To Let



## Unit 4 Dencora Business Centre, 34 Whitehouse Road, Ipswich, Suffolk IP1 5LT

Approx 390.96 sq m (4,208 sq ft)

- Situated on the established Whitehouse Industrial Estate to the west side of Ipswich, approx. 3 miles from the town centre, with easy access to J53 of the A14
- Manually operated roller shutter door, dock loading, 3-phase electricity
- Gas supply, double glazed UPVC windows, 6 secure car parking spaces
- To let on new lease terms, at a rental of £27,352 per annum exclusive, plus VAT



## 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 situated on the established Whitehouse Industrial Estate to the west side of Ipswich, approximately 3 miles from the town centre, adjacent to the main A14. The Anglia Retail Park is close by which includes retailers such as Asda, B&Q and Comet, together with other occupiers on the estate such Peugeot and Graham Building Merchants.

## Description

The property comprises a modern, steel-framed warehouse/trade counter unit, which benefits from a manually operated roller shutter door, dock loading, double glazed UPVC windows, a good level of natural light, internal offices, separate ladies, gents and disabled WC's and tea making facility area, and 6 secure car parking spaces.

## Accommodation

<b>Warehouse Area</b>	292.17 sq m	3,145 sq ft
<b>Entrance Lobby/Boardroom</b>	28.79 sq m	310 sq ft
<b>Main Office</b>	69.98 sq m	753 sq ft
<b>Total Floor Area</b>	<b>390.94 sq m</b>	<b>4,208 sq ft</b>

## Planning

We understand that the property has consent for B1 and B2 and B8 uses.

## Legal Costs

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

## Business Rates

Rateable Value £24,000. All interested parties should contact Ipswich Borough Council on 01473 433851.

## Terms & Tenure

The unit is being offered to let on new lease terms, for a term of years to be agreed, at a rent of £27,352 per annum exclusive, plus VAT.

## Services and Service Charge

We understand that mains gas, 3-phase electricity and water are connected to the property. A service charge is payable for site security, landscaping, refuse collection, insurance and maintenance of the common areas. Current service charge to be advised.

## EPC

EPC Rating of E109, Certificate reference: 0720-0271-7930-1100-5003, Valid until March 2030.

## 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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