

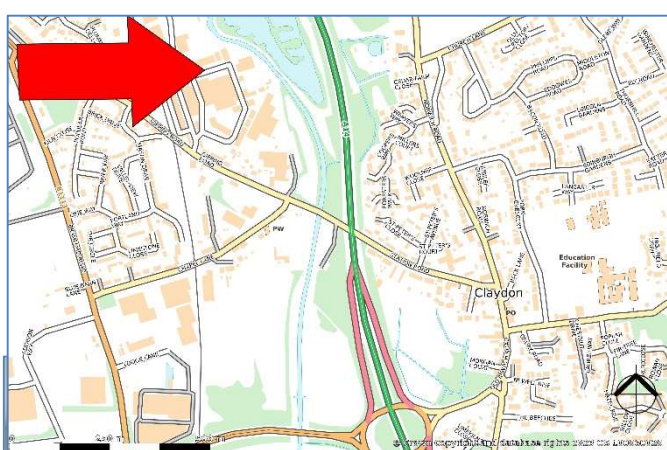
Class E/Industrial/Storage

TO LET: Rarely available industrial unit on popular business park



62 & 63 Claydon Business Park, Great Blakenham, Ipswich, IP6 0NL
Approx. 376.2 sq m (4,050 sq ft) (footprint of approx. 3,000 sq ft)

- Three minutes from the A14 Claydon Junction.
- Available as one unit or divided into two
- Reception area, kitchenette, WC, and large open plan warehouse
- Additional mezzanine storage
- Parking area to the front of the building.
- Available immediately on new lease terms
- Rent of £25,000 per annum exclusive + VAT
- HGV Access. 24-hour site access with security gates out of hours



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 only one mile away from Junction 52 of the A14 and 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.

The site benefits from onsite management, a café, and a gym. Further amenities including post office, pubs, sandwich shops, and a convenience store are a short distance away in Claydon.

Description

The industrial units are of steel portal frame construction with metal cladding. The units benefit from numerous rooflights, two roller shutter doors, three-phase electricity, and 8 car parking spaces to the front of the property. There are two individual ground floor offices, WCs, and additional mezzanine storage.

Planning

We understand the property to benefit from Class E use. All interested parties should contact Mid Suffolk District Council, you can call 0300 123 4000. Alternatively, you can email planning@babergmidsuffolk.gov.uk

Business Rates

We understand the rateable value to be: £20,750

To reach the business rates department, you can call 0300 123 4000. Alternatively, you can email nndr@babergmidsuffolk.gov.uk.

VAT

We understand that the property is elected for VAT, therefore any rents, service charge, and costs/fees will attract VAT at the prevailing rate.

Services & Utilities

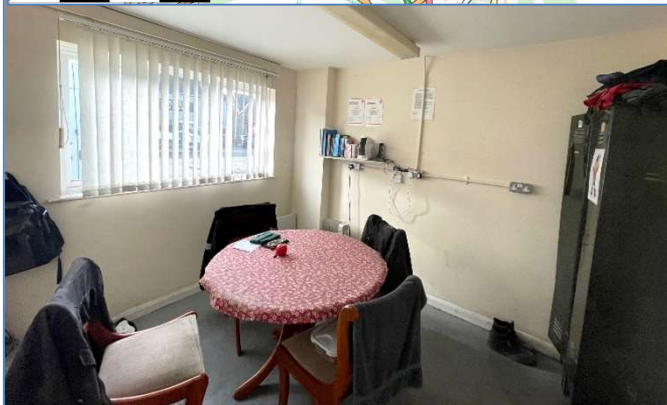
We understand that mains electricity and water are connected to the property. None of the services have been tested and it is the responsibility of the interested party to satisfy themselves as to their operation / condition, including IT infrastructure. The Tenant is responsible for all utilities.

Terms & Tenure

The premises are available to let on new FRI lease terms, for a term of years to be agreed, at a rental of £25,000 per annum exclusive.

There will be a Service Charge to contribute towards the maintenance of the site, road access, and privately managed services which includes water and drainage. We understand this to be approx. £1,170 per annum.

Further detail available upon request.



Accommodation (all areas are approximate)

Industrial	247.55 sq m	2,664.6 sq ft
Mezzanine	109.7 sq m	1,182.4 sq ft
Office	15.6 sq m	168 sq ft
Total inc. kitchen	376.2 sq m	4,050 sq ft

Legal Costs

Each party to be responsible for their own legal costs.

EPC

EPC Ratings D91 & D90, valid until November 2024.

Viewing

Strictly by prior appointment, please contact us on:

robin@penncommercial.co.uk

07775 588223

01473 211933



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

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