

Industrial Modern Workshop/Warehouse Unit with Yard To Let



Unit 4 Goddard Road, Whitehouse Industrial Estate, Ipswich, Suffolk IP1 5NP

Approx 302.7 sq m (3,258 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
- Roller shutter door and man entry door to front, car park/yard for 15 vehicles
- To be refurbished
- Available from March 2024
- To let on new lease terms, at a rent of £16,125 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 at Junction 53. 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 as Peugeot, Graham Building Merchants, Sliderobes and Formula One Autocentres.

Description

The property comprises a modern, steel-framed single storey workshop/warehouse unit, which benefits from a roller shutter door and man entry door to the front, two offices, separate ladies and gents WC's and kitchen, together with car park/yard for 15 vehicles. The property is to be refurbished and will be available from March 2024.

Accommodation

GF Industrial Area	239.7 sq m	2,580 sq ft
GF Office 1	30.3 sq m	326 sq ft
GF Office 2	5.3 sq m	57 sq ft
Mezzanine Floor Storage	27.4 sq m	295 sq ft
Total Floor Area	302.7 sq m	3,258 sq ft

Planning

We understand that the property has consent for B1, B2 and B8 uses. All interested parties should contact Ipswich Borough Council Planning Department on 01473 432000.

Business Rates

Rateable Value £17,000. 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 £16,125 per annum exclusive, plus VAT.

Services and Service Charge

We understand that mains 3-phase electricity and water are connected to the property. There is no service charge.

Legal Costs

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

EPC

EPC Rating of D83, Certificate reference: 2061-3956-6070-6404-3021, Valid until June 2033.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

01473 211933

paul@penncommercial.co.uk
penncommercial.co.uk

