

Class E Commercial/Office Prominent Commercial Premises For Sale

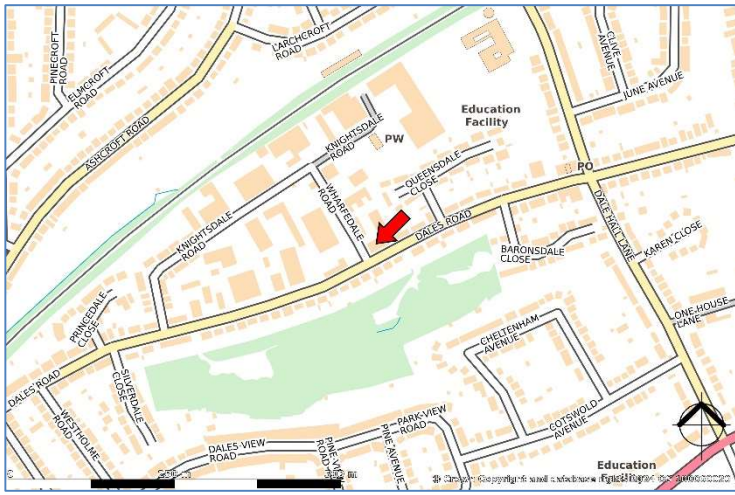


Suffolk House, 2 Wharfedale Road, Ipswich, IP1 4JP

- Class E commercial premises of approx. 490 sq m (5,275 sq ft)
- For Sale £375,000. We understand that VAT will not be applicable on the sale
- Situated on the peripheries of the popular Wharfedale Road Industrial area
- Rear yard with loading and parking, and roadside parking on Dales Road
- Would suit multiple uses, subject to planning permission
- Air conditioning and heating in an open plan format with meeting rooms
- Independently accessed office which has previously been sublet



2021 WINNER
MOST ACTIVE AGENT
SUFFOLK



Location

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies approximately 70 miles northeast of central London, 55 miles southeast of Cambridge, 43 miles south of Norwich, and 18 miles northeast 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 southeast) to the East Midlands.

The Dales Road and Wharfedale Road commercial area in Ipswich is characterised by a diverse array of commercial entities, including various operators such as Needham's Builders, Wyards Removals, Huws Gray, The KBB Centre, and many more. This employment area offers a strategic location for commercial activities with convenient access to key destinations. Ipswich Town Centre is within just a short 2-mile drive, together with the Copdock Junction of the A14 & A12 (6 miles), Whitehouse Junction of the A14 (4 miles), Claydon (8 miles), and Felixstowe (15 miles).

Situation

Suffolk House is strategically positioned at the corner of Dales Road and Wharfedale Road and comprises a two-storey detached office/light industrial premises with a total net internal floor area of 5,275 sq ft (490 sq m). The ground floor offices, span 2,378 sq ft (220.9 sq m), and feature a reception area with a staircase leading to the upper level, cellular offices surrounding a central canteen area, and an area previously sublet to a separate Tenant. The first floor, encompassing 2,897 sq ft (269.1 sq m), offers two large open-plan spaces, central facilities, and numerous meeting rooms.

Accommodation	Sq M	Sq Ft
Ground Floor Total	220.9	2,378.00
First Floor Total	269.1	2,897.00
Total NIA	490.0	5,275.00

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

01473 211933

robin@penncommercial.co.uk

www.penncommercial.co.uk

Description

The building benefits from an open plan design with partition walls creating multiple usable areas. The property is equipped with a central heating and cooling system, double glazing, fire alarm, and data cabling.

We understand that the building once facilitated industrial processes (printing) and included loading/unloading of goods on the ground floor,

There is a lift which is not operational

There is a good-sized rear car park and customer parking along Dales Road. We understand there to be approx. 15 car parking spaces.

Planning

We understand the property to have planning for Class E, Commercial Use. The property would suit alternative uses subject to planning permission

All interested parties should contact Ipswich Borough Council on 01473 432000

Business Rates

The Rateable Value of the property is split between two valuations, one of £31,250 and the other of £9,900.

All interested parties should contact Ipswich Borough Council on 01473 433851.



Terms & Tenure

The premises are available For Sale at a price of £375,000.

Services

We understand that mains electricity and water are connected to the property. 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.

Energy Performance Certificate

An EPC has been requested.

Legal Costs

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

VAT

Is not applicable