

Industrial

Industrial/Workshop Unit with Large Yard To Let



BT Fleet, Adastral Park, Martlesham, Ipswich, Suffolk IP5 3RE

Approx 511.75 sq m (5,508 sq ft)

- Situated on Adastral Park, adjacent to the A12, approximately 7 miles east of Ipswich town centre
- Vehicle servicing facility with 3 service bays, accessed by 4 shutter doors
- Min eaves height of 5.5m, large external yard, on a secure site with excellent security, dedicated car parking area, ground floor reception with separate customer entrance, offices & break out space
- Available immediately
- To let on new sublease, at a rent of £45,000 per annum exclusive



Services and Service Charge

We understand that all mains services are connected to the property. Service charge to be confirmed.

Legal Costs

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

EPC

EPC Rating D89, Certificate reference: 0220-7988-0341-3804-9334, Valid until March 2029.

Viewing

Strictly by prior appointment with the joint sole agents:



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

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65 Gresham Street,
London,
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07798 690234

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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 Adastral Park, and the site is accessed directly off Barrack Square through the BT security access point onto the Business Park. The site sits adjacent to the A12, which provides access to Martlesham and Woodbridge to the north and the A14 to the south. The site is approximately 19 minutes (7 miles) east of Ipswich town centre.

Description

The property comprises a stand-alone vehicle servicing facility of portal frame construction with office and amenity space at first floor. The accommodation provides one large single, one large double and one smaller service bays, each accessed by 4 shutter doors in total. Externally the building sits on a secure site with a large external yard space. The specification includes: gas radiant heaters, a minimum eaves height of 5.5m, excellent security, dedicated car parking area, office space and break out space, ground floor reception with separate customer entrance, and WC facilities.

Accommodation

Workshop	451.46 sq m	4,859 sq ft
Office/Ancillary	60.29 sq m	649 sq ft
Total Floor Area	511.75 sq m	5,508 sq ft

Planning

We understand that the property has consent for B1/B2 uses. All interested parties should contact East Suffolk Council Planning Department on 01394 444832.

Business Rates

Further details upon application. All interested parties should contact East Suffolk Council on 0333 016 2000.

Terms & Tenure

The unit is being offered to let by way of a new sublease of the remaining term, expiring November 2030, at a rent of £45,000 per annum exclusive.



