

Class E Use/Day Nursery

To Let: Children's Day Nursery, with Parking



Grange Farm Nursery, 12 Twelve Acre Approach, Kesgrave, Ipswich, Suffolk IP5 1JJ

Approx. 206.27 sq m (2,220 sq ft) NIA

- **Easy access to main A12/A14, approx. 4.4 miles from Ipswich town centre and 5.2 miles from Woodbridge**
- **Purpose-built single-storey children's nursery with secure garden and play area, surrounded by a tall hedge and fence**
- **Nursery area, playrooms, kitchen and laundry room**
- **To let on new lease at £28,000 per annum exclusive**

Accommodation

Main Nursery Area	57.04 sq m	614 sq ft
Link	10.5 sq m	113 sq ft
Playroom 1	30 sq m	323 sq ft
Link with WCs	7.77 sq m	84 sq ft
Playroom 2	41.4 sq m	446 sq ft
Office	10.36 sq m	112 sq ft
Kitchen	12.24 sq m	131 sq ft
Laundry Room	10.32 sq m	111 sq ft
Storeroom 1	13.34 sq m	143 sq ft
Storeroom 2	13.3 sq m	143 sq ft
Total NIA	206.27 sq m	2,220 sq ft

Energy Performance Certificate

A full copy of the EPC is available upon request, reference 9802-3006-0363-0000-8425, rating C70, valid until July 2026.

Legal Costs

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

VAT

Not applicable.

Services

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.

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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Location

Ipswich is the administrative and county town of Suffolk with a resident population of 150,000 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 (15 miles to the east) to the East Midlands.

Situation

The property is located in Kesgrave, close to both Ipswich and Woodbridge. Kesgrave is approximately 17 minutes (4.4 miles) from Ipswich and 13 minutes (5.2 miles) from Woodbridge.

There is a high school and the Grange Farm housing development, and Kesgrave now has a population of circa 15,000. The premises are situated at Twelve Acre Approach, which is accessed off Bell Lane. The Community Centre area comprises The Birches Medical Centre, The Scout Hall, and is adjacent to a Tesco's Foodstore.

Description

The property comprises a purpose-built single-storey children's nursery with an enclosed garden and play area with artificial grass and play equipment, surrounded by a tall secure hedge and a fence. The premises benefit from a main nursery area, two playrooms, office, kitchen with stainless steel sink drainer, electric cooker and fridge, WCs, laundry room with two washing machines/dryers, and two storerooms. There is good car parking close by.

Planning

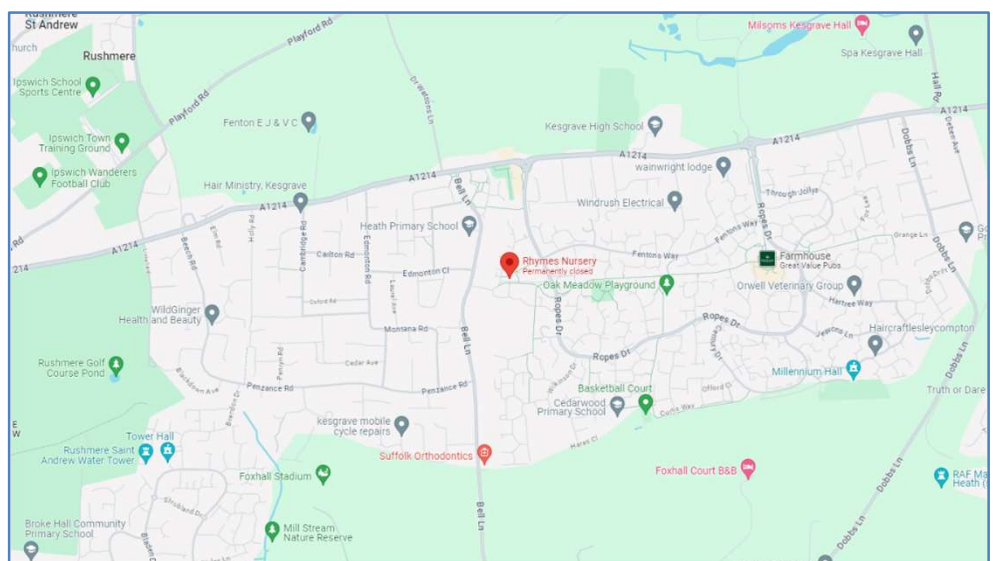
The property has consent for E(f) day nursery use but would be suitable for a variety of Class E uses, subject to planning. All interested parties should contact East Suffolk Council Planning Department on 01394 444832.

Business Rates

Rateable Value £28,000. Small business rates relief may be applicable. All interested parties should contact East Suffolk Council on 0333 016 2000.

Terms & Tenure

The property is available to let on new full repairing and insuring lease terms, for a term of years to be agreed, at a commencing rental of £28,000 per annum exclusive.



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