

Industrial/Investment 4,244 sq m (45,681 sq ft) of Warehousing For Sale



Unit A&B, Chapel Lane, Great Blakenham, Ipswich, IP6 0JZ

- Warehouse A approx. 2,301 sq m (24,767 sq ft) - Let
- Warehouse B approx. 1,943 sq m (20,914 sq ft) - Let
- Passing rent of £196,705 per annum exclusive
- Combined Site Size: 0.68 hectares (1.7 acres)
- Offers sought at a price of £2,600,000 + VAT
- Charles Kendall have a term of 11 months remaining
- Anchor Safety LLP have a lease ending 31/12/27
- Would suit owner occupier/investor



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

Chapel Lane occupies a well-connected locale nestled between Great Blakenham and Needham Market, just a mile from Junction 52 of the A14. The A14, serving as a vital artery linking Felixstowe with Cambridge and the Midlands, complements the property's strategic positioning. Furthermore, the A12 lies within 5 miles of Junction 52, offering convenient road links to Colchester, Cambridge, and London.

Description

The site is easily accessible from Chapel Lane and provides a palisade fenced compound at the front of the property. The warehouses have a concrete floor and are of steel portal frame construction. There is three phase electricity, mains water, and sewerage. The properties share a wall and a gully on the roof, and we understand could be taken by a single occupier.

There is ample roof lighting.

There is parking to the front and side of the property.

Planning

We understand the property to have B2/B8 planning. All interested parties should contact Babergh Mid Suffolk District Council on 0300 123 4000.

Legal Costs

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

Business Rates

All interested parties should contact Babergh/ Mid-Suffolk District Council on 0300 123 4000.

Terms & Tenure

Unit B is available on a new lease, for a term of years to be agreed, at a commencing rental of £125,514 per annum exclusive. Charles Kendall have a term of 11 months remaining but would surrender with consent. Charles Kendall are still paying rent under their lease obligations.

Unit A is occupied under a lease ending 31st December 2027. Anchor Safety LLP are paying a rent of £100,333 + VAT

There is no service charge at this time, but we understand the Tenant will be recharged their proportion of the building insurance to the Landlord.

VAT

Is applicable.

Services & Service Charge

We understand that mains electricity and water are connected to the property. Gas is in the wider estate NB: None of the services have been tested and it is the responsibility of the proposed purchaser/tenant to satisfy themselves as to their operation / condition including IT and telecommunications links.

Accommodation

Warehouse A	2,301 Sq M	24,767 Sq Ft
Warehouse B	1,943 Sq M	20,914 Sq Ft
Total Site Area	1.7 Acres	0.68 Hectares

Energy Performance Certificate

Rating D76, under certificate number 9171-3051-0412-0800-3501 and valid until September 2029.

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
penncommercial.co.uk



penncommercial.co.uk

Warehouse/Industrial

Unit A&B, Chapel Lane, Great Blakenham, Ipswich, IP6 0JZ

COMBINED SITE SIZE: 0.68 hectares (1.7 acres)

4,244 sq m / 45,681 sq ft

Freehold price £2,600,000

Passing rent of £196,705

Unit A - Let to Anchor Safety LLP

Warehouse 2,301 sq m / 24,767 sq ft on a site of 0.40 hectares (1 acre)

5-year lease ending 31st December 2027. (4 years unexpired)

Break Clause 1st January 2026

Basic Rent: £100,333 per year + VAT

If the Tenant exercises the break, the basic rent shall increase to £121,834 for the 12-month period to the Termination Date.

Unit B - Let to Charles Kendall Freight Ltd

Warehouse 1,943 sq m / 20,914 sq ft / Yard – 595 sq m on a site of:
0.28 hectares (0.7 acres)

Break notice has been served on a 5-year lease with a termination date of 31st March 2025 and a passing rent of £96,372.