

# TO LET

# INDUSTRIAL

## *Unit J Bristol Court*

*Martlesham Heath Business Park, Ipswich, Suffolk, IP5 3RY*



### KEY FEATURES

- Ideal Starter Unit
- Electric Roller Shutter Door
- Approx. 613 sqft
- Popular Martlesham Heath Business Park
- Quoting Rent £7,360 pax

### LOCATION

Ipswich is the County town of Suffolk with a population of approximately 130,000 and a catchment area of over 250,000. It occupies a strategic position close to the International Container Port of Felixstowe and the interchange of the A12 and A14 trunk roads. The town is also served by a rail service to London-Liverpool Street with a journey time of approximately 75 minutes. Martlesham Heath Business Park is located adjacent to the A12 dual carriageway in close proximity to Junction 28 of the A14. The Estate, together with the adjoining retail park, comprises of a variety of occupiers including Ladbrokes, Howdens, Orwell Trucks, Tesco, Jewson.



## DESCRIPTION

Steel Portal frame industrial unit with blockwork walls covered in profile steel cladding under an insulated roof.

The unit comprises an industrial/storage area with disabled toilet accessed via a personal door and electric roller shutter loading door. The property provides 2 parking spaces.

## ACCOMODATION

The premises provide the following approximate floor areas:

Ground Floor            **613 sqft** (56.96sqm)

Areas provided on a Gross Internal Area (GIA) basis.

Eaves Height: minimum 3.75m - maximum 4.47m.

## TERMS

The premises is offered on the basis of a new lease on full repairing and insuring terms for a minimum term of five years.

Rents are exclusive of VAT, estate charges, buildings insurance and are payable quarterly in advance.

## BUSINESS RATES

From internet enquiries made to the Valuation Office Agency Website we understand that the premises have a current rateable value of £5,300 (2023) Assessment. For the year commencing 1 April 2023 rates are normally charged at 49.9p in the pound on the Rateable Value. However the amount may be affected by transitional adjustments and could be higher or lower. Interested parties are advised to check with the Local Rating Authority.

## IMPORTANT NOTE

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

## SERVICES

Mains drainage, water, gas and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

## SERVICE CHARGE

A service charge will be levied in respect of a contribution toward the upkeep of common areas, estate management and buildings insurance.

## BUILDINGS INSURANCE

The Tenant is to reimburse the Landlord the cost of Buildings Insurance Premium.

## PLANNING

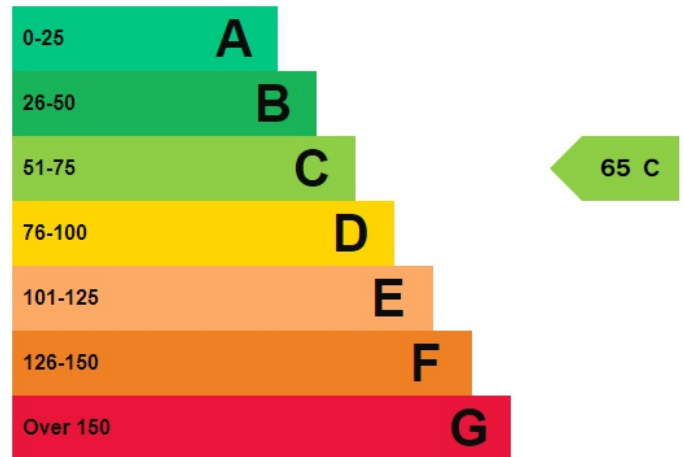
Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

## EPC

The property's energy rating is C.



## VIEWING & INFORMATION

Strictly by prior appointment with the Agent:

Peter Elsom

TEL:01394 446 480

Email:Peter.jo.elsom@esassociates.co.uk