

TO LET

essa

INDUSTRIAL PREMISES



19 ANSON ROAD MARTLESHAM HEATH BUSINESS PARK IP5 3RG

RENT £15,200 PAX

DESCRIPTION

The building is a steel portal frame industrial unit with block/brickwork elevations with profile steel cladding to the upper parts. The property comprises industrial/storage areas with loading doors to the front and rear with communal parking to the front. Internally the property provides kitchenette, office and toilets.

LOCATION

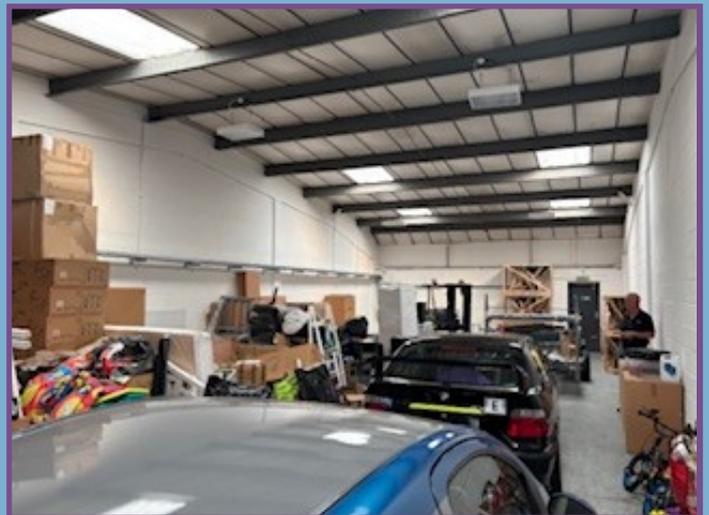
Ipswich is the county town of Suffolk with a population of approximately 140,000 and a catchment area of over 390,000. It occupies a strategic position close to the International Container Port of Felixstowe and the interchange of the A12 and A14 trunk roads. The town is also served by a rail service to London Liverpool Street with a journey time of approximately 75 minutes. Martlesham Heath Business Park is located adjacent to Junction 28 of the A12. The estate, together with the adjoining retail park, comprises of a variety of occupiers including DHL, Ladbrokes, Howdens, Orwell Trucks, Tesco and Jewson.

ACCOMMODATION

The premises provide the following approximate floor area:

Ground Floor: 134.24 m² 1,445 ft²
(including small office)

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



TERMS

The premises are offered on a new FRI lease for a term of 3/5+ years at a rental of £15,200 per annum exclusive. Rents are exclusive of VAT, estate charge, buildings insurance and are payable quarterly in advance.

BUSINESS RATES

We understand that the property has the following rating assessment from 1st April 2023:

Rateable Value: £ 9,500.00

Rates Payable (24/25) £ 4,740.50

The above figures do not take into account any rates relief for qualifying occupier.

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.

VAT

We understand the property is not elected for VAT.

BUILDINGS INSURANCE

The tenant is to reimburse the Landlord the cost of buildings insurance premium.

SERVICES

We understand the property is on mains drainage, mains water and mains electricity, however, interested parties are advised to make their own enquiries of the relevant service charge providers.

SERVICE CHARGE

A Service Charge will be levied in respect of a contribution towards the upkeep of common areas and estate management.

EPC

This property's energy rating is C.

LEGAL COSTS

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

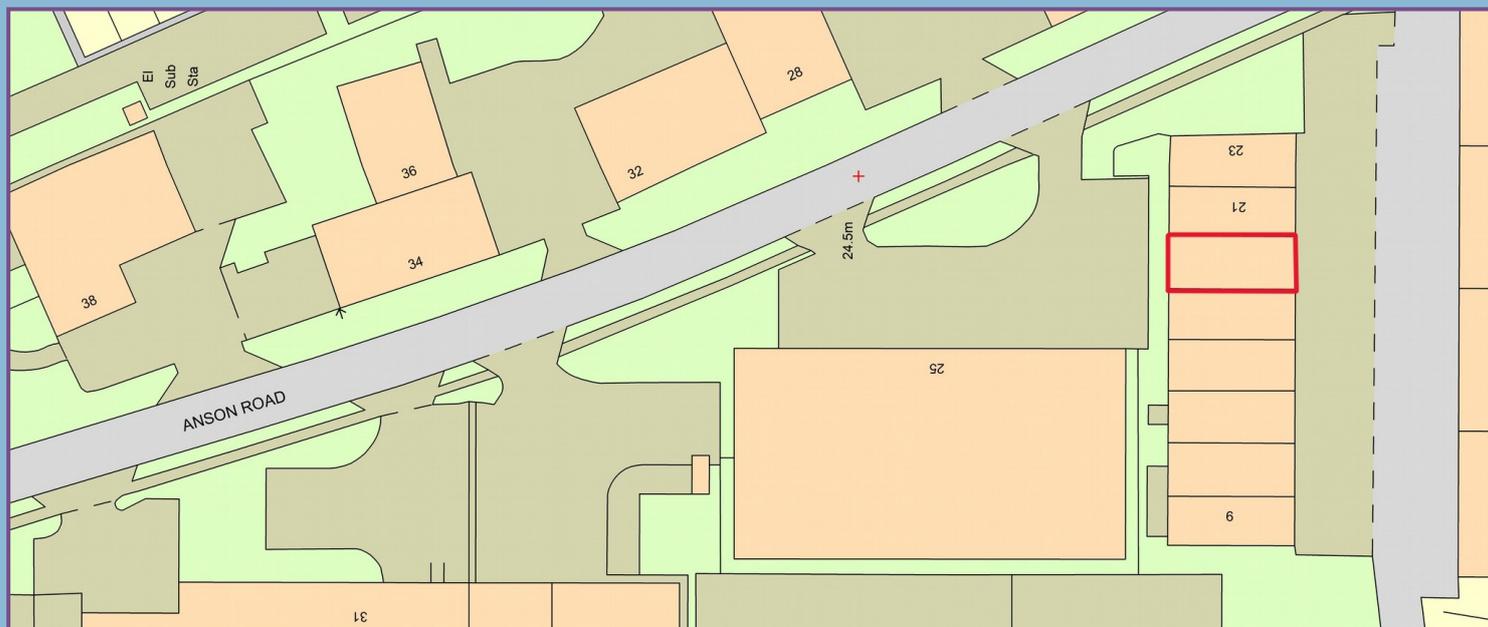
VIEWING & INFORMATION

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IMPORTANT NOTICE

These particulars are provided only as a general guide to the property and do not form part of any contract. Whilst all details are given in good faith, and are believed to be correct, any intended purchaser or tenant must satisfy themselves independently as to their accuracy. Elsom Spettigue Associates are not authorised to make or give representation or warranty whatever in relation to this property.