

TO LET

INDUSTRIAL PREMISES

esa



Unit 5 Anson Road

RENT £52,000 PAX

Martlesham Heath Business Park Ipswich IP5 3RG

DESCRIPTION

A steel portal frame industrial unit with block/brickwork elevations and profile steel cladding to the upper parts. Internally there is an open plan office to the front of the property with toilet facilities, accessed via a personnel door to the front elevation. Behind is an open plan industrial/storage area with a loading door at the rear accessed via a communal yard. To the front of the unit is an area of car parking.

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. 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 Orwell Trucks and Jewson.

ACCOMMODATION

The premises provide the following approximate floor areas:

Ground Floor: 687.20 m² 7,397 sq ft

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

Eaves height: 3.95m to underside of beam.



TERMS

The property is immediately available on a new FRI lease for a term of 5 years at a rental of £7.03psf (£52,000 pax). Rents are exclusive of estate service charge, buildings insurance and VAT which are payable quarterly in advance.

BUSINESS RATES

We understand that the property has the following rating assessment from 1st April 2026:

Rateable Value: £ 48,750

Rates Payable (26/27) £ 21,060

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.

SERVICES

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

EPC

This property's energy rating is D-80.

LEGAL COSTS

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

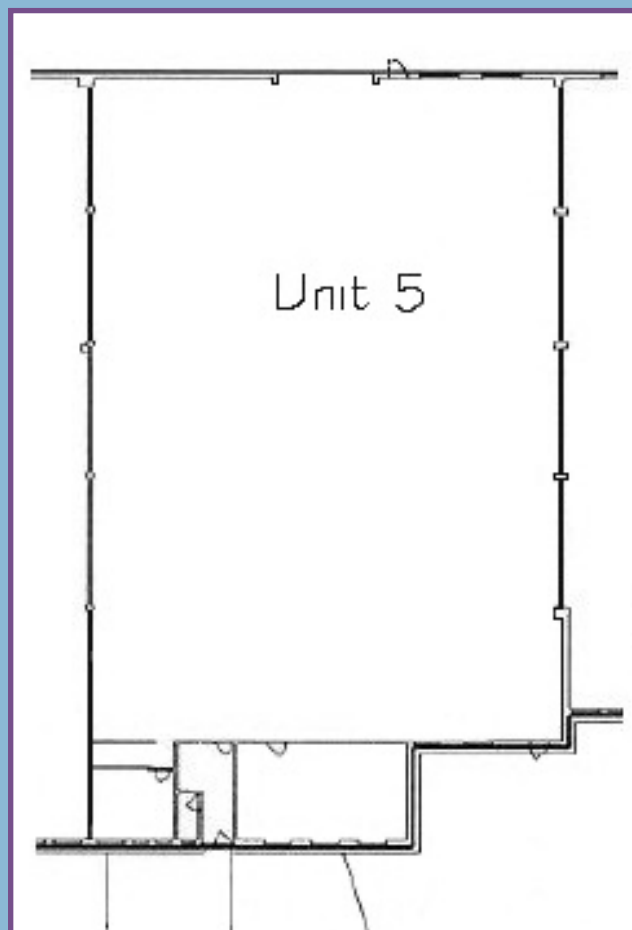
VIEWING & INFORMATION

By strict appointment only please contact:

Peter Elsom

TEL:01394 446 480

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



elsom spettigue associates

commercial agents • property managers

2 Quaypoint Station Road Woodbridge Suffolk IP12 4AL

Tel 01394 446480 Email info@esassociates.co.uk web www.esassociates.co.uk

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.