

*Flexible business premises
comprising office/showroom and
rear car parking, benefitting from
Medical Use (Use Class E(e))*

TO LET
£5,500 PAX
Ref: B031C/RB

39A Woodbridge Road East
Ipswich
Suffolk
IP4 5QN



A flexible office/showroom unit with onsite car parking, located close to Ipswich Hospital and to the rear of a popular retail neighbourhood parade where Greggs and East of England Co-op are represented.

Contact Us



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Location

The premises is situated close to Ipswich hospital and to the rear of a popular shopping parade where a number of independent and national retailers including Greggs, East of England Cooperative Society and Ballantine Blinds are all represented. Woodbridge Road East is approximately 2 miles east of Ipswich's town centre.

Description

Office or Showroom suitable for a wide variety of business purposes also benefiting from planning permission for medical/physiotherapy (Use Class E (e)). Immediately to the rear there is a useful shared parking area measuring approximately 65 sqm providing parking for at least 5/6 vehicles.

Accommodation

The property comprises a single storey, detached former showroom/office which provides flexible accommodation. The building is arranged under a pitched main roof that was completely re-covered in 2022.

The Accommodation is arranged to provide a front lobby leading to a showroom/office. This accommodation is finished with part carpet tiles, a suspended ceiling, fluorescent lighting and an electric heater. The entrance lobby has level access which is suitable for a wheelchair. There is a small WC and kitchen area.

Description	Sqm	Sq Ft
Lobby	4.2	45
Showroom/Office	30	323
Warehouse	LET	LET
TOTAL	34.1	368

Terms

The property is offered to let on a new lease for a term to be agreed at a guide rental of £5,500 pax.

Services

The property is served by all main services excluding gas. Electric and water supplies are provided from 39 Woodbridge Road East via sub-meters.

Business Rates

The property is assessed as Store and Premises Rateable Value £5,600 in 2023 Rating List. Rates payable 2023/2024 to be assessed. Qualifying occupiers may be eligible for Small Business Rates Relief which can reduce rates payable by up to 100% for certain properties with low Rateable Values. Further information is available from Ipswich Borough Council.

VAT

To be advised.

Planning

The property has previously been used as a warehouse/store but also benefits from permission for medical/physiotherapy use - Business Use Class E €. All interested parties should make their own enquiries regarding other appropriate uses with Ipswich Borough Council.

Legal Costs

Each party to be responsible for their own legal costs. A legal fee deposit may be required.

Local Authority

Ipswich Borough Council, 15-17 Russell Road, Ipswich IP1 2DE Tel: 01473 432000

EPC

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Viewing

By prior appointment through sole agents Clarke & Simpson; 01728 724200; email@clarkeandsimpson.co.uk.



NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

April 2024

Directions

Towards Ipswich Hospital along Kesgrave Road the parade of shops are on your right.

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