

*A unique workshop/warehouse of  
282sqm (3034sqft) with secure yard  
located in the town of Ipswich.*

**TO LET**  
**£14,000 PAX**  
Ref: B151/JG

7a—7c Stoke Hall Road  
Ipswich  
Suffolk  
IP2 8EJ



A warehouse/workshop premises comprising a range of storage areas, office and wc, with a secure yard and parking. Additional network of cellars in excess of 250sqm may also be available.

The property is located just outside Ipswich town centre in a tucked away position off Stoke Hall Road.

Contact Us



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## Location

The premises are situated in a tucked away position off Stoke Hall Road just south of the River Orwell in Ipswich. The property benefits from good access to Ipswich Train Station, the B1074 and the A14 via Wherstead Road.

Ipswich is the county town and principal administrative centre for Suffolk. The town is located approximately 77 miles north east of London, 45 miles south of Norwich and 18 miles north east of Colchester.

## Description

The property comprises a range of workshop/warehouse units extending to 282sqm (3034sqft). In recent years the property has been amalgamated to create one single storage warehouse and yard.

In addition to the accommodation at ground level the premises also has a separated network of cellars in excess of 250sqm which are currently empty and may be of interest to a prospective tenant and form the basis for further discussions.

The site is secure and provides off-road parking and loading space for a number of vehicles.

## Terms

The premises are available to rent on a new lease with a minimum term of 3 years at an annual rent of £14,000 per annum exclusive. Any lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954. The lease will be on the basis of internal repairing obligations. A deposit will be held by the Landlord equivalent to three months rent.

## Insurance

The Landlord will insure the building and recharge the premium to the Tenant.

## Services & Outgoings

Electricity and mains water are connected to the property. Utility charges will be the responsibility of the Tenant.

## Rateable Value

£7,100. Business Rates will be the responsibility of the Tenant, however Small Business Rate Relief may apply for certain Tenants.

## Legal Costs

Each party to be responsible for their own legal costs.

## Local Authority

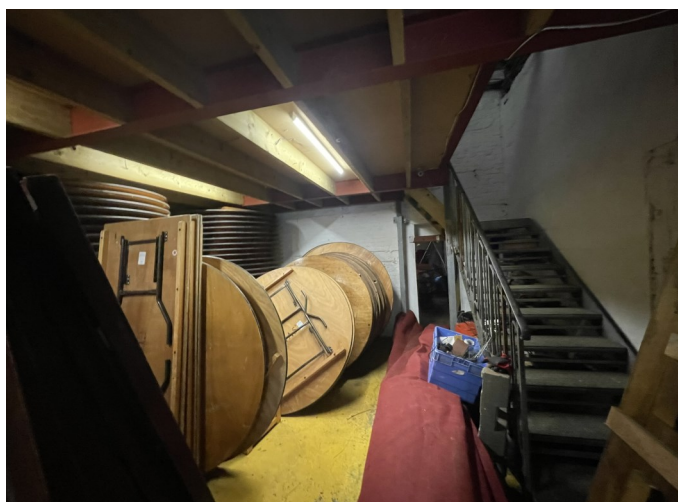
Ipswich Borough Council.

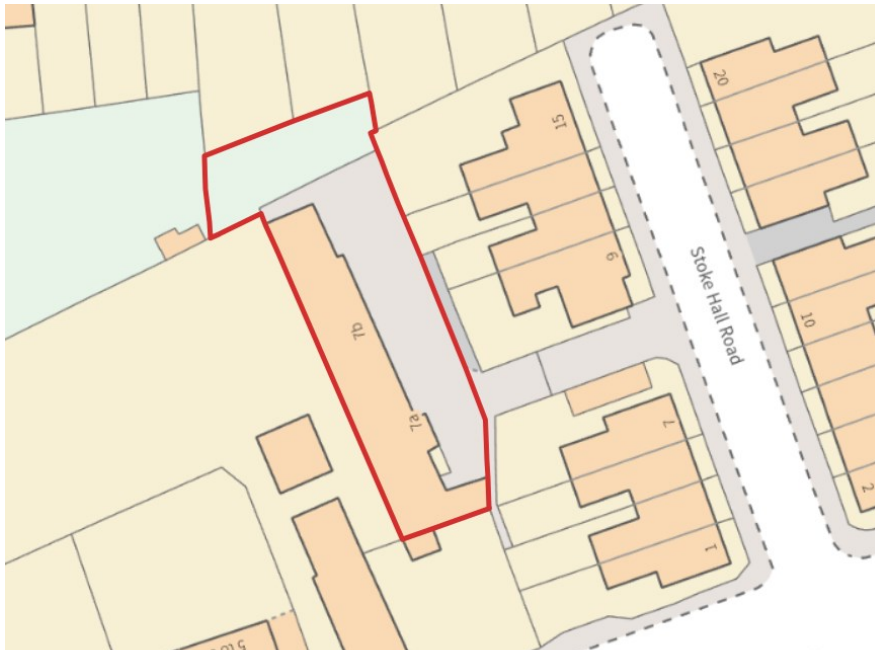
## EPC

D(87)

## Viewing

By appointment with Clarke and Simpson.





## 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.

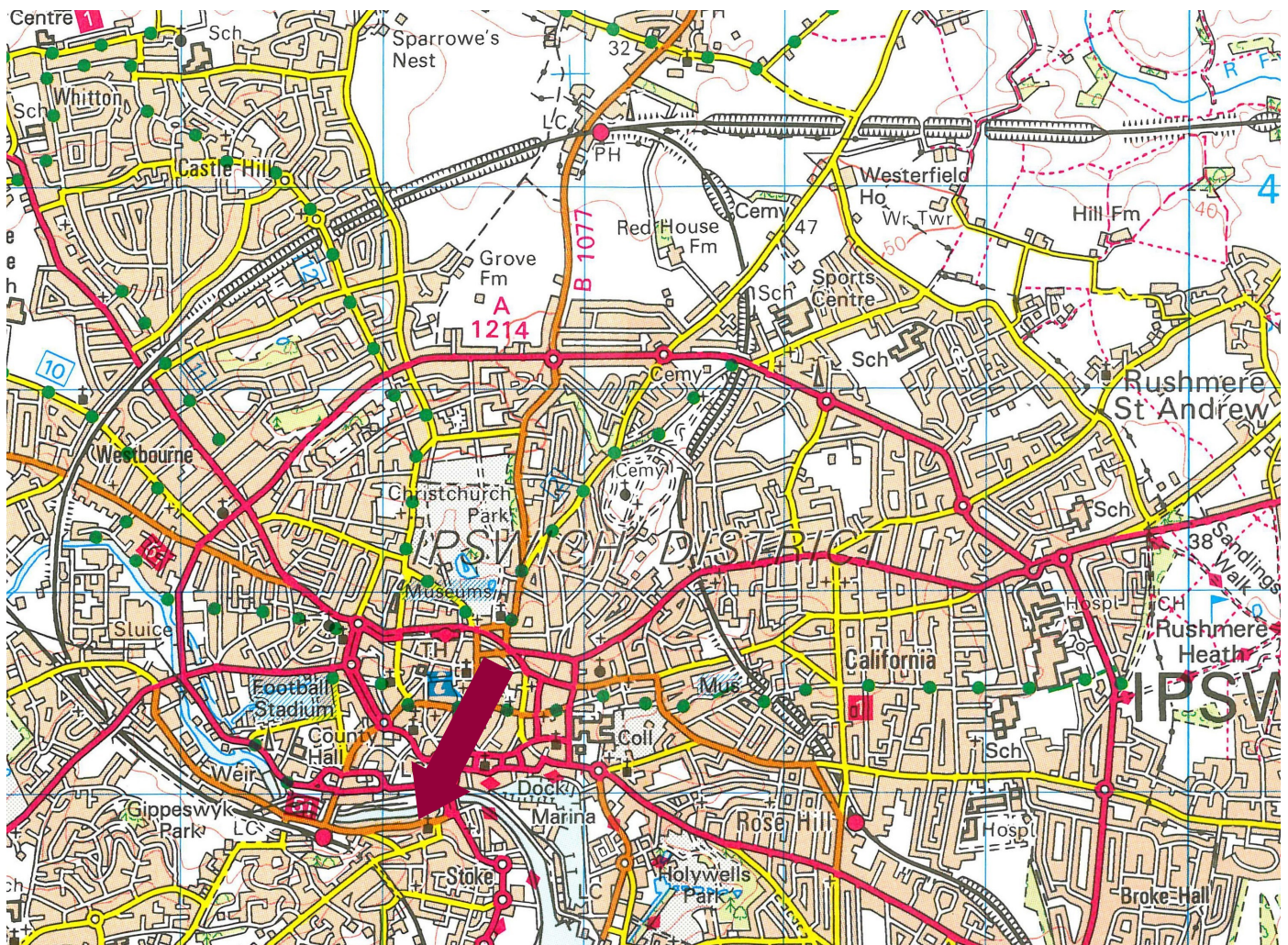
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*April 2024*

## Directions

From Ipswich town centre, head out of the town southwards crossing the River Orwell along Bridge Street, immediately turning left onto the B1075. At the traffic lights turn left onto Stoke Street before taking the next right onto Stoke Hall Road. The premises will be found on the left hand side, set back behind a row of houses.

For those using the What3Words app: [///army.rust.rent](https://www.what3words.com/#!/en/1214A/B1077)



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