

A rarely available, modern industrial unit with separate office, suitable for a variety of uses (STP), close to Leiston & Sizewell C

TO LET
£13,500 PAX + Maintenance
Charge + VAT
Ref: B005E/RB

Unit 4A
Eastlands Industrial Estate
Leiston
Suffolk
IP16 4LL



A modern industrial unit comprising warehouse and separate office, cloakroom with WC.

Gross internal area 1496 sq ft (139 sqm)

Available on a new internal repairing lease on terms to be agreed.

Contact Us



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Location

The premises is located on the outskirts of the town of Leiston, fronting onto Sizewell Road, and forming part of the established commercial trading area of Eastlands Industrial Estate. The town offers a good range of amenities including a Co-operative supermarket, bank, doctors and dental surgeries, primary and secondary schools, library, swimming pool/sports complex and cinema. Leiston is approximately 1½ miles inland from the Suffolk coastline and the popular coastal destinations of Aldeburgh and Thorpeness are all within close proximity. Saxmundham, with its railway station and Waitrose and Tesco supermarkets, lies about 6 miles to the west. The A12 main road is easily accessible. The County town of Ipswich lies about 25 miles to the south west. Leiston is located close to the Sizewell power station where plans for a third plant, Sizewell C, are being progressed.

Description

The premises comprise a modern industrial unit of steel frame and brick construction with profile steel clad upper parts, up and over door and external loading/parking.

The Accommodation

The Accommodation extends to around 139 sqm (1496 sq ft) and includes warehouse and cloakroom with WC. The property will be subject to vacation and clearance by the previous tenant.

Services

Three phase electricity available. Mains water and drainage. There is a maintenance charge of 12.5% of the rental payable to cover external repairs and grounds maintenance, equating to £1,687.50 + VAT.

Planning

The property has previously been used for Classes E, B2 and B8. Other uses may be suitable subject to checking with East Suffolk Council.

Business Rates

Rateable Value £7,500

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. Details can be obtained from the Local Authority Business Rates department.

Local Authority

East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT;
Tel: 0333 016 2000

***Terms**

The property is available on a new lease, on a standard estate lease at a Guide Rent of £13,500 pax + maintenance charge + VAT, plus annual buildings insurance contribution. In addition, a one-off contribution to the landlords legal fees of £250 plus VAT will be payable. A rent deposit or legal fee deposit may be required.

VAT

VAT is payable on the rent and maintenance charge.

Viewing

Strictly by prior appointment with the agent.

EPC

Rating = D (90)



NOTES

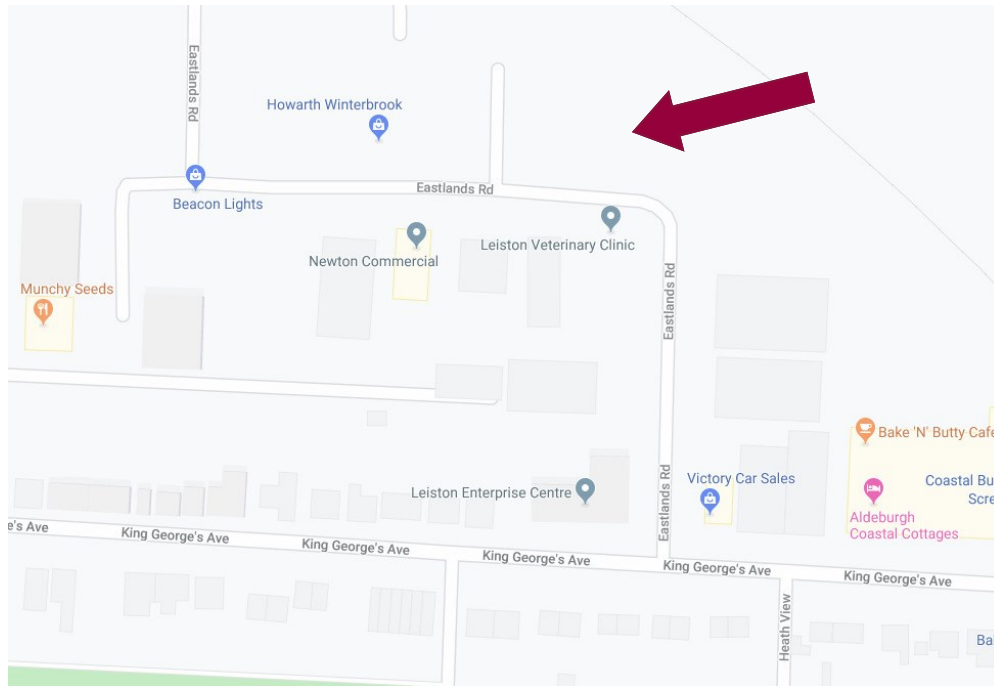
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

July 2024

Directions

For those using the What3Words app: [///jubilant.adopting.bunkers](https://www.what3words.com/#!/jubilant.adopting.bunkers)



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If so, our Auction Centre would be pleased to assist — please call 01728 746323.