

A well appointed, light industrial unit measuring 792 sq. ft (including an office) in a convenient part of Ipswich, close to the town centre.

TO LET
£9,750 PAX
Ref: B160/RB

Unit 5 Greenwich
Business Park
Landseer Road
Ipswich
IP3 0DD



A light industrial unit measuring 792 sq. ft on the popular Greenwich Business Park. The unit also includes a roller shutter door and a small office measuring 69.5sq. ft (included).

Contact Us



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Location

The property forms part of a small industrial park located about 1 mile south from the town centre on the eastern side of Ipswich docks and providing easy access into both the town centre and the A14/A12 road Network.

Description

The accommodation extends to 792 sq. ft (73.6 sq. m) gross internal floor arear and includes a small office extending to 69.5 sq. ft (6.4 sq. m), manual roller shutter loading door, kitchen with sink, single WC . There is parking for 2/3 vehicles to the front of the unit.

Terms

The property is offered to let at a Guide Rental of £9,750 pax .

Services

The property is served by mains water and drainage. There is three phase electricity provided but no gas.

EPC

Rating = D (87). A full copy of the EPC is available on request.

Service Charge

There is a service charge of £400 pa payable annually.

Insurance

Buildings insurance is arranged by the Landlord and recharged to the Tenant. The Tenant is responsible for their own contents insurance.

Rateable Value/Business Rates

Qualifying occupiers may be eligible for small business rates relief which can reduce rates payable by up to 100% for certain properties. Further information available from Ipswich Borough Council.

Legal Fees

A legal fee deposit will be required.

Local Authority

Ipswich Borough Council

Viewing

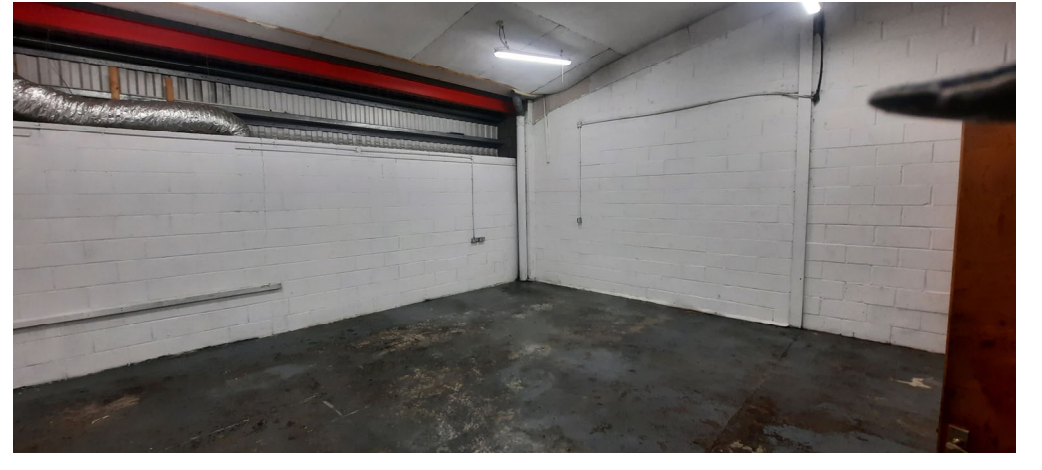
By prior appointment through sole agents Clarke & Simpson; 01728 724200

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.

Date August 2024



Directions

For those using the What3Words app: [///amber.dock.newly](https://www.what3words.com/amber.dock.newly)



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