

A substantial, recently refurbished warehouse with generous yard on a very secure site in Great Blakenham, close to Ipswich and the A14.

TO LET
£36,000 PAX + VAT
Ref: COM

Unit A
Bridge Trading Estate
Great Blakenham
Nr Ipswich
IP6 0NX



A substantial warehouse extending to approximately 399.4 sqm (4,297 sq ft) incorporating office and cloakrooms. Secure and generous sized yard including loading area with building protection barriers and 2 electric vehicle charging points.

Available on a new lease on terms to be agreed and subject to agreeing terms for a surrender.

Contact Us



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Location

Great Blakenham is located about half a mile from the A14 adjoining the village of Claydon and about 6 miles north-west of Ipswich. The A14 provides good road links via the A12 to London.

Description

A useful warehouse unit of steel portal frame construction with block/brick walls, insulated roof, concrete floor and loading door. The premises benefits from a generous fenced yard with security fencing and gate. The estate has a small card security gate.

The Accommodation

The warehouse accommodation extends to around 399.4 sqm (4,297 sq ft) and incorporates a general office, lobby, male and female cloakrooms, all of which has been fully refurbished with skirting, trunking, new doors and LED lighting.

Externally there is a very secure yard, loading area with building protection barrierse and two electric vehicle charging points. This area extends to approximately 1,150 sqm (12,394 sq ft).

Services

Mains water, electricity, water and drainage. Security alarm. Smart card estate security gates. External floodlights. A new fire detection system has recently been installed.

A service/maintenance charge may be payable - further details upon application.

VAT

VAT is payable on the rent.

Business Rates

The property is assessed as Warehouse and Premises. Rateable Value £28,000.

This figure could be subject to an appeal as it currently includes a mezzanine floor that has since been removed.

Local Authority

Mid Suffolk District Council, Endeavour House, 8 Russell Rd, Ipswich IP1 2BX; Tel: 0345 6066067

Terms

The property is available on a new full repairing and insuring lease on terms to be agreed. The existing lease to be surrendered - further details on application.

Legal Costs

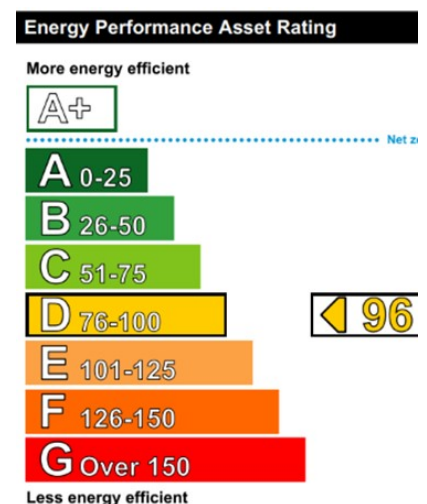
Each party to be responsible for their own legal costs incurred in any transaction. A legal fee deposit may be required - returnable upon completion.

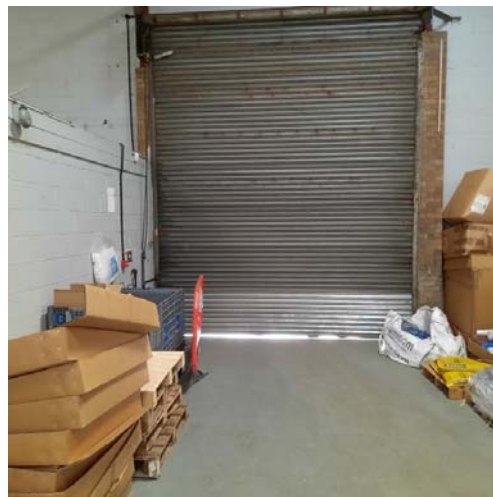
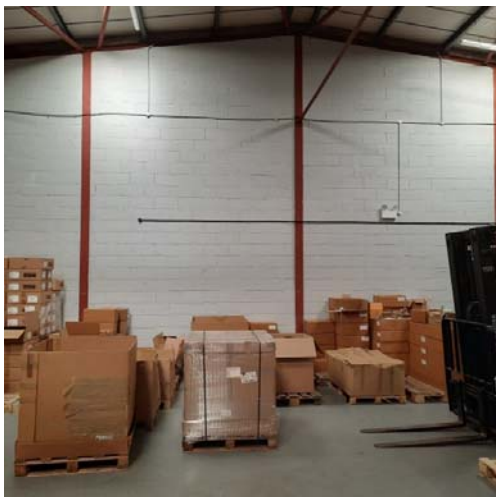
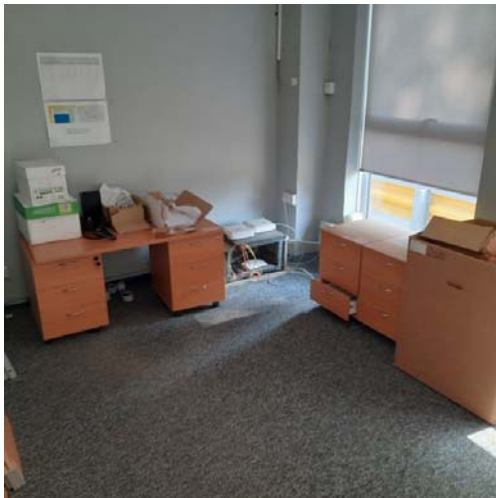
Viewing

Strictly by prior appointment with the agent.

EPC

Rating = D (96)





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.

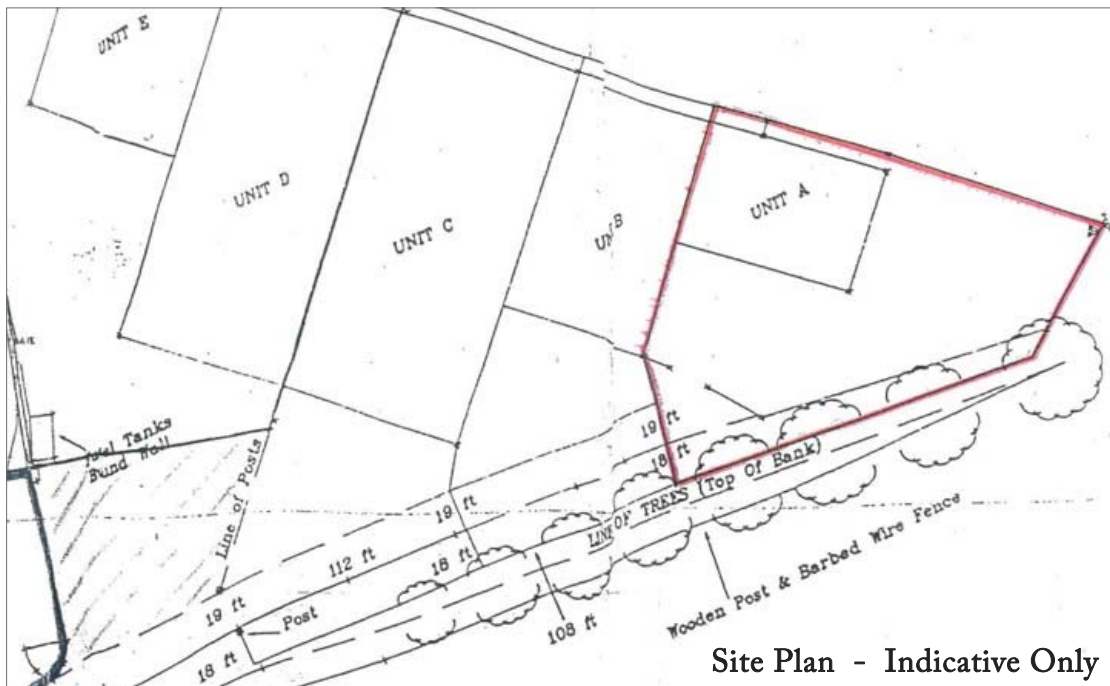
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

March 2023



Directions

For those using the What3Words app:
 ///aware.angle.smooth



Site Plan - Indicative Only

Need to sell or buy furniture?

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