

*A recently refurbished industrial/
business unit, suitable for a variety
of uses (STP) on the Hadleigh
Road Industrial Estate in Ipswich.*

TO LET
£9,000 PAX
Ref: COM

Unit 12
Brook House Business Park
Hadleigh Road Industrial
Estate
Ipswich IP2 0EF



A recently refurbished flexible industrial/business unit with forecourt parking for 2-4 cars and extending to approximately 82 sqm (882 sq ft).

Available on a new lease on terms to be agreed.

Contact Us



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Location

The property forms part of a small industrial/business estate located of the Hadleigh Road Industrial Estate on the south-eastern side of Ipswich docks and provides easy access into both the town centre and the A14/A12 road network.

Description

A flexible business unit which has been internally partly sub-divided to provide 2 offices, internal store with a small mezzanine and single toilet.

The Accommodation

The Accommodation extends to approximately 82 sqm (882 sq ft) in total and comprises the following:

DESCRIPTION	SQM	SQ FT
Main Warehouse	64.2	691
Mezzanine	17.8	191
TOTAL	82	882

Business Rates

Assessed as Warehouse & Premises with a Rateable Value of £6,800 with effect from 1st April 2023. (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.)

Local Authority

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

Terms

The property is available on a new FRI Law Society Lease, at a rent of £9,000 per annum exclusive and with other terms to be agreed.

There is an annual service charge contribution of £300 per annum to cover external courtyard repairs and maintenance.

Legal Costs

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

Viewing

Strictly by prior appointment with the agent.

EPC

Rating = E (77)



NOTES

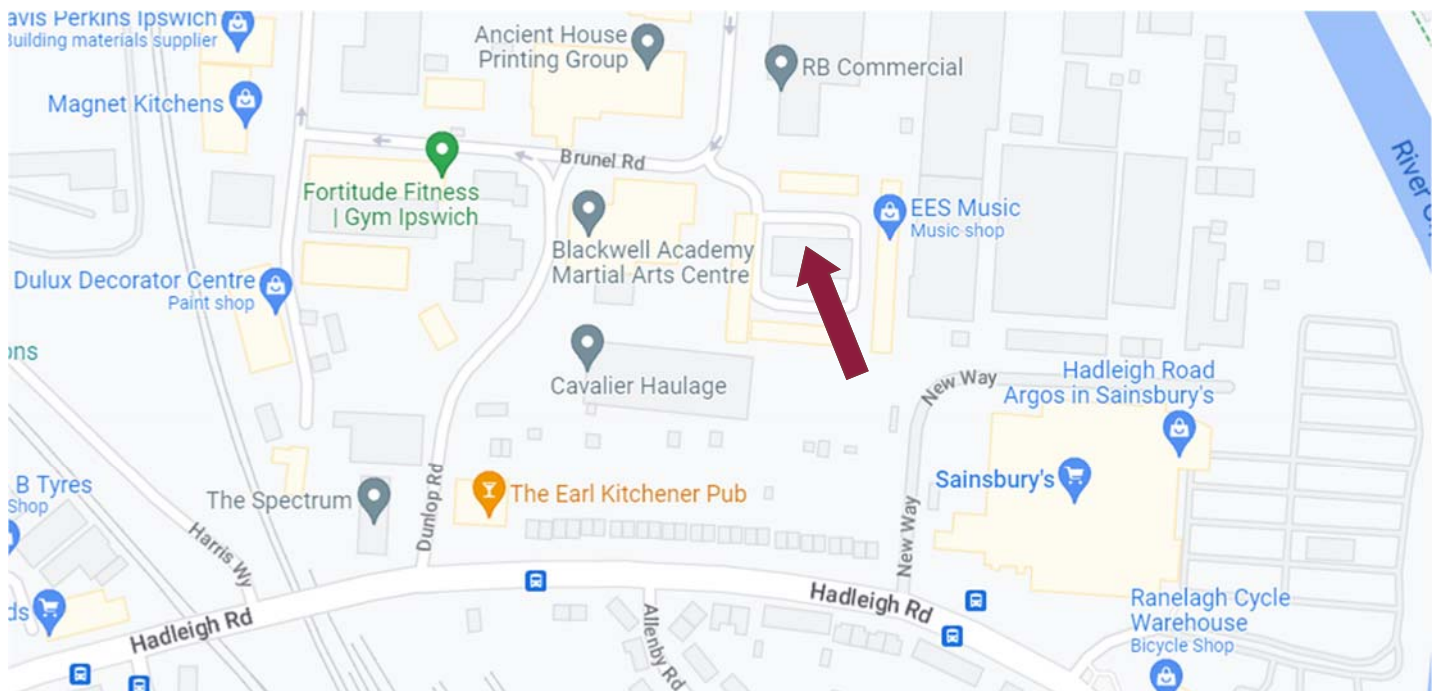
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

April 2023

Directions

For those using the What3Words app: [///ranks.heaves.cards](http://ranks.heaves.cards)



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