



# 01473 289600

[www.readercommercial.com](http://www.readercommercial.com)

## OFFICE UNIT



10 Leslie Road

IPSWICH

IP3 9PL

**TO LET**

Approx. 291.25 sq m (3,125 sq ft) Office Unit

14 Car Parking Spaces

Out of Town Detached Building

***INCENTIVES AVAILABLE***

Hubbard House, Civic Drive, Ipswich, Suffolk IP1 2QA

**Telephone:** 01473 289600 **Fax:** 01473 289331

**Email:** [info@readercommercial.com](mailto:info@readercommercial.com) [www.readercommercial.com](http://www.readercommercial.com)





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## www.readercommercial.com

### LOCATION

The property is situated in Leslie Road (Off Nacton Road) on the East side of Ipswich close to the interchange with the A14. This area has undergone recent regeneration with the development of the former Ipswich Airport site and offers good road communication with Felixstowe, London and the Midlands via the A14 and easy access to the Town Centre via Nacton Road.

### DESCRIPTION

The premises comprise a modern two storey detached building large area for parking at the front of the property. Internally the property is divided into cellular rooms of various sizes. The majority of the building is available however a section of the ground floor has been segregated and occupied by the Landlord.

### ACCOMMODATION

*(Please note all areas are appropriate)*

#### Ground Floor

Net internal Area 104 sq m (1,120 sq ft)

Male and female WC facilities

The ground floor is currently segregated into reception and six cellular offices

#### First Floor

Total Area 187.25 sq m (2,016 sq ft)

Also includes kitchen and male and female WC and cupboard storage

The first floor is currently segregated into 10 cellular rooms of varying sizes

**Overall Area 291.25 sq m (3,135 sq ft)**

#### Outside

There are 14 designated car parking spaces and 1 space per 20.8 sq m (224 sq ft)

### TERMS

The premises are available by way of a new lease length to be agreed subject to 5 yearly upward only rent reviews with a commencing rent of £31,500.00 per annum.

### RATES

We have been verbally advised by Ipswich Borough Council:

Rateable value £23,750.00

Rates payable £11,518.75

### SERVICE CHARGE

As per the lease provision.

### LEGAL COSTS

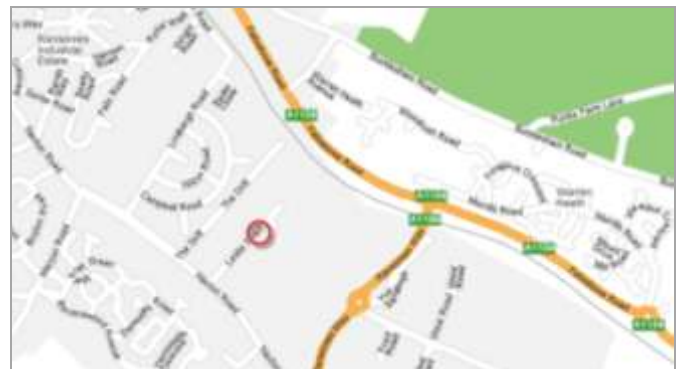
Each party to bear their own legal costs.

### VIEWING

By prior appointment only with Sole Agents

Reader Commercial on 01473 289600

[martin@readercommercial.com](mailto:martin@readercommercial.com)



*Plan is for identification purposes only*



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**Energy Performance Certificate**  
Non-Domestic Building



10, Leslie Road  
IPSWICH  
IP3 9PL

**Certificate Reference Number:**  
0695-2016-6130-3200-6203

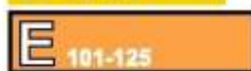
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient



Net zero CO<sub>2</sub> emissions



**116** This is how energy efficient the building is.



Less energy efficient

**Technical Information**

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	77
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	67.72

**Benchmarks**

Buildings similar to this one could have rating as follows:

**27** If newly built

**71** If typical of the existing stock

**Green Deal Information**

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.