



01473 289600

www.readercommercial.com

FOR SALE/MAY LET

**UNIT 9 STERLING COMPLEX
SPROUGHTON BUSINESS PARK IPSWICH SUFFOLK IP1 5AP
£395,000 FREEHOLD**



Unit 9 Sterling Complex
Sproughton Business Park
Farthing Road
Ipswich
Suffolk IP1 5AP

FOR SALE /MAY LET

554 sq m/5,963 sq ft plus mezzanine
Semi detached modern industrial unit
with office accommodation
10 designated car spaces outside with a further
4 opposite on the service road

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

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

Email: info@readercommercial.com www.readercommercial.com





01473 289600

www.readercommercial.com

LOCATION

Sterling Complex is located on Sproughton Business Park located off Farthing Road approximately 2 miles west of Ipswich town centre. This location offers easy access to the A14 via junction 54. The A14 offers direct access to Felixstowe and the Midlands and London via the A12/A14 interchange at Copdock.

Sterling Complex is located at the rear of Farthing Road adjacent to the Norwich to London Liverpool Street mainline railway.

DESCRIPTION

The premises comprise a modern semi detached two storey business unit of steel framed construction with block work and full length cladded elevations under an insulated roof. Access to the production area is via roller shutter door and pedestrian access through the reception/entrance lobby of the office area. Internally the unit is finished to a high standard and benefits office accommodation at first floor level with workshops, stores and service area and amenities on ground floor level. Outside the front of the unit there are 14 car spaces of which 10 are designated outside the front of the unit and 4 on the opposite side of the service road.

ACCOMMODATION

(Please note all areas are appropriate)

Ground floor

Gross internal area	406 sq m	4375 sq ft
consisting of		
reception	17.1 sq m	184 sq ft
Server Room	4.8 sq m	52 sq ft
Male, female & additional wc facility		
Kitchen	4 sq m	43 sq ft
R & D workshop*	51.7 sq m	556 sq ft
Rear office*	11.5 sq m	124 sq ft
Unit stores	10.4 sq m	112 sq ft
Workshop*	220.4 sq m	2372 sq ft
Service dept *	68.7 sq m	740 sq ft

*Note: if required this area can open up to create a larger workshop space.

Mezzanine storage floor 68.3 sq m 735 sq ft

First floor offices

Comprise 3 offices, large open plan office and boardroom total area 148 sq m 1093 sq ft

Gas fired central heating

3 phase power

Suspended ceilings with incept lighting throughout office areas

Carpeting in office area and vinyl floor through workshop and stores

Minimum height to eaves 4.88 m 16 ft

Height to apex 8.13 m 26 ft 7"

Loading door height 4.6 m 15 ft

Width 13.34 m 11 ft

Outside to the front of the property are 10 designated car spaces and a further 4 on the opposite side of the service road.

SERVICES

All main services are connected.

PRICE

£395,000 sought for this freehold interest. Alternatively consideration will be given to a new lease length to be agreed subject to 5 yearly upward only rent reviews at a commencing rent of £35,000 pa.

VAT

Vat will be applicable to the rent and freehold disposal.

PLANNING

Use B1. Any interested parties should carry out their own investigations with Babergh District Council as to the correct use for their requirement Local authority Babergh District Council Tel: 01473 825858

RATEABLE VALUE

The rateable value is £27,000 pa

EPC – attached

LEGAL COSTS

Each party to bear their own legal costs

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

Telephone: 01473 289600 Fax: 01473 289331

Email: info@readercommercial.com www.readercommercial.com





01473 289600

www.readercommercial.com

VIEWING

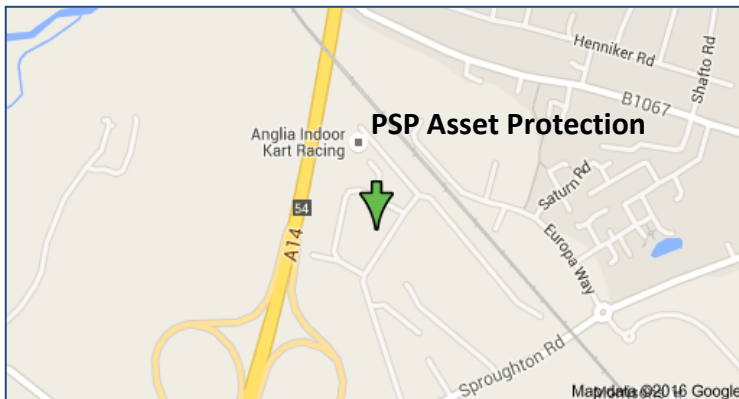
Strictly by prior appointment with Sole Agents

Reader Commercial on 01473 289600

martin@readercommercial.com

louise@readercommercial.com

(plan is for location purposes only)



Energy Performance Certificate HM Government

Non-Domestic Building

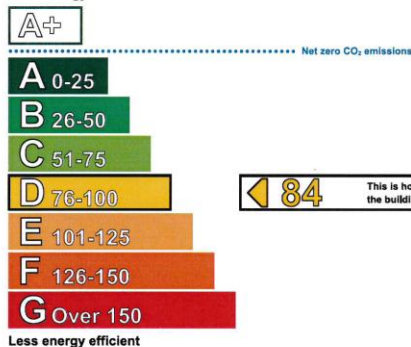
Unit 9
Farthing Road
IPSWICH
IP1 5AP

Certificate Reference Number:
0260-0636-0079-3794-7006

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.

Energy Performance Asset Rating

More energy efficient



Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 540
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 39.8

Benchmarks

Buildings similar to this one could have ratings as follows:
27 If newly built
78 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.

Reader Commercial Limited Reg Office Hubbard House, Civic Drive, Ipswich, Suffolk, IP1 2AR. Registered in England and Wales. Registered No: 2813933. These particulars do not constitute any part offer or contract. Whilst Reader commercial Limited has taken all reasonable steps and exercised all due diligence to avoid committing an offence under the Property Misdescription Act 1991 any intending purchaser should satisfy themselves as to the correctness of these particulars, statements made and the VAT implications. All negotiations to be conducted through Reader Commercial Limited

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

Telephone: 01473 289600 Fax: 01473 289331

Email: info@readercommercial.com www.readercommercial.com





01473 289600

www.readercommercial.com

Boardroom



R & D Area



Warehouse



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

Telephone: 01473 289600 Fax: 01473 289331

Email: info@readercommercial.com www.readercommercial.com

