



**STERLING
INDUSTRIAL**

TO LET INDUSTRIAL PREMISES

IP1 5AP

**UNIT 12 FARTHING ROAD INDUSTRIAL
ESTATE, IPSWICH**

4,267 sq ft (396 sq m)

LOCATION

Farthing Road Industrial Estate is situated on the south west side of Ipswich adjacent to the A14. This location is approximately 2 miles from the town centre and ¼ mile from the Sproughton Road intersection with the A14. The A14 provides easy access to the Midlands, Felixstowe and London (via the A12).

DESCRIPTION

The property comprises a steel portal framed warehouse together with single storey office block to the front. The warehouse area has an eaves height of approximately 14'6"/4.46 m and is accessed via a full height roller shutter door. To the front of the property is a single storey office with male and female WC facilities.



**Two miles from town
centre**

Easy access to A14

Office space





ACCOMODATION

The unit comprises the following gross internal areas:

	SQ FT	SQ M
Warehouse Area	3,998	371.5
Office and WC	264	24.5
Total	4,267	339

RENTAL

£17,250 per annum (£4.04 per sq.ft).

SERVICE CHARGE

An estate service charge is payable for the maintenance and management of the estate's common parts and services. The budget service charge for 2016 is £1,761.60

OTHER LEASE TERMS

The Tenant shall accept full responsibility for repairs to the property during the lease term.

A rental deposit may be required.

The Landlord will recover its costs in insuring the buildings. Insurance cost for 2016 year is £692.51.

RATING ASSESSMENT

Unit 12 has a Rateable Value of £17,250.

2015/16 rates liability approx £8,504. Interested parties should verify this information.

PROPERTY MISDESCRIPTIONS ACT: The vendors or lessors of this property or their agents give notice that these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. We cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy and we will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.



ENERGY PERFORMANCE CERTIFICATE

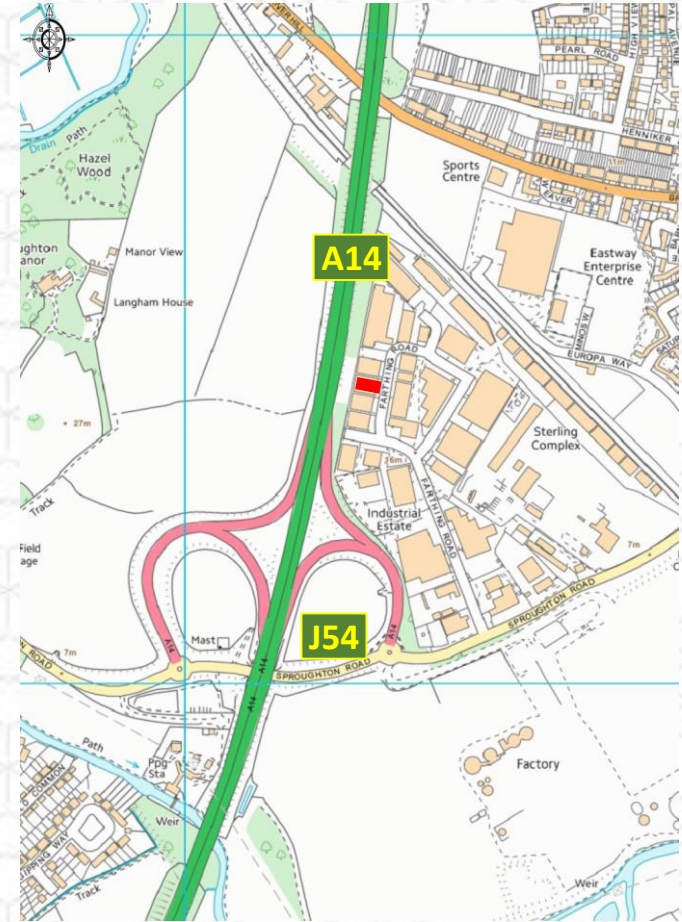
Energy Performance Asset Rating:- Band D (81). Full copies of the EPCs are available for inspection if required.

LEGAL COSTS

The lease shall be drafted in the Landlord's standard form, enabling early occupation if required. If the Tenant should require amendment of the Landlord's standard tenancy a charge may be administered

VAT

VAT is due on all charges.



VIEWING:

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