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COMMERCIAL

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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

**TO LET – MID TERRACE TRADE COUNTER  
INDUSTRIAL UNIT  
GIA 128 SQ M/1,378 SQ FT  
(plus storage of 109.5 sq m/1,179 sq ft)**



Unit 3 Dicksons Corner

Farthing Road Industrial Estate

Ipswich

Suffolk

IP1 5AP

Onsite parking for 3 vehicles and loading area

Available Q1 2017

New flexible lease terms

Rent £12,500 pa exclusive

3 phase power

**TO LET**

## LOCATION

Farthing Road Industrial Estate is situated in an established area of Sproughton some 2 miles west of Ipswich town centre and ¼ mile from Sproughton intersection with the A14. The A14 provides easy access to the Midlands, Felixstowe and London via the A12 interchange approximately 2 miles to the south. The available property is located at the crest of the hill off the entrance road to the industrial park.

## DESCRIPTION

The property comprises of a mid terrace trade counter industrial unit of steel framed construction under a sloping insulated roof. The front of the unit is single storey under a flat roof trade counter area providing sales office with WC kitchen facility with the original rear warehouse currently segregated into offices and storage areas of varying sizes. Throughout the warehouse area is a timber framed storage floor offering additional areas. Outside the front of the property are 3 designated car parking spaces and the open of hard standing allowing reasonable area for loading and unloading.

## ACCOMMODATION

*(Please note all areas and dimensions are approximate)*

Front sales office/trade Counter	21.5 sq m	231 sq ft
Warehouse - depth	14 sq m	45 ft 9"
Width	7.61 sq m	25 ft
Warehouse total area	106.5 sq m	1,146 sq ft
Total ground floor area	128 sq m	1,378 sq ft
Storage floor	109.5 sq m	1,179 sq ft

Note: Warehouse is currently segregated into storage and office areas (office areas benefit from carpeting and strip lighting)

## SERVICES

Mains water and electric are connected. Gas is not connected to the unit.

## TERMS

The property is available by way of a new lease, length to be agreed subject to a 3 yearly upward only rent review with a proposed commencing rent of £12,500 pa exclusive.

## VAT

VAT will be applicable to the rent.

## RATEABLE VALUE

Rates payable for 2016/2017 are £1210.77 pa

## SERVICE CHARGE

As per the lease provision.

## EPC

Upon request.

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by prior appointment with Sole Agents Reader Commercial on 01473 289600 or [martin@readercommercial.com](mailto:martin@readercommercial.com)

(Plan is for location purposes only)

