

READER
COMMERCIAL

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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

INDUSTRIAL UNIT



TO LET

Unit G, 5 Brunel Road
Hadleigh Road Industrial Estate
IPSWICH
IP2 0EF

480m² (5,172 sq ft) Trade Counter/Industrial Unit
with Mezzanine Floor of 296.7m² (3,194 sq ft)
Gas Fired Heating
Fitted showroom with suspended ceilings
Tiled Floor
5 Car Parking Spaces (*more available if required*)

LOCATION

Ipswich being the county town of Suffolk has a residential population of 130,000 and a catchment of 320,000. Ipswich is served by the A12/A14 trunk roads linking the town with Felixstowe, London, Midlands and the national motorway network. Hadleigh Road Industrial Estate is located on the west of the town centre approximately 2 ½ miles from the A12/A14 inter-section at Copdock. Brunel Road is close to the entrance of Hadleigh Road Industrial Estate on the left hand side close to the junction with Dunlop Road.

DESCRIPTION

The property comprise a single bay trade counter/industrial unit of steel frame construction with a steel truss roof under a corrugated sheet asbestos cement roof with translucent light panels. The unit has currently been segregated into a showroom and warehouse with the benefit of a galvanised lath roller shutter door and pedestrian entrance to the showroom. Internally the unit has the additional benefit of a mezzanine storage floor and car parking externally for 5 vehicles. If more parking is required additional spaces can be made available beside the adjacent unit.

ACCOMMODATION

(Please note all areas are appropriate)

Ground Floor

Depth	30.18m	99 ft
Width	15.92m	52 ft 2'
Total Ground Floor Area	480m ²	5,172 sq ft

Note: At present the ground floor is currently split into:

Showroom	275m ²	2,960 sq ft
Warehouse	205m ²	2,212 sq ft

Loading door

Height	4.14m	13ft 6'
Width	3.9m	12ft 8'

WC and kitchen facilities are situated at ground floor level.

Mezzanine Floor

Total Area	296.7m ²	2,194 sq ft
Overall Area	779.7m ²	8,360 sq ft

Note: If additional storage is required a further 912m² (9,817 sq ft is available in the adjacent building at 2nd floor level by separate negotiation.

SERVICES

We understand all main services are connected.

Note: None of the services has been tested and any interested party should satisfy themselves as per the operation/condition of the services/equipment.

TERMS

The property is available by way of a new full repairing and insuring lease length to be agreed, subject to 5 yearly upward only rent reviews at a proposed commencing rent of £50,000.00 per annum.

VAT

VAT will be applicable to the rent.

RATES

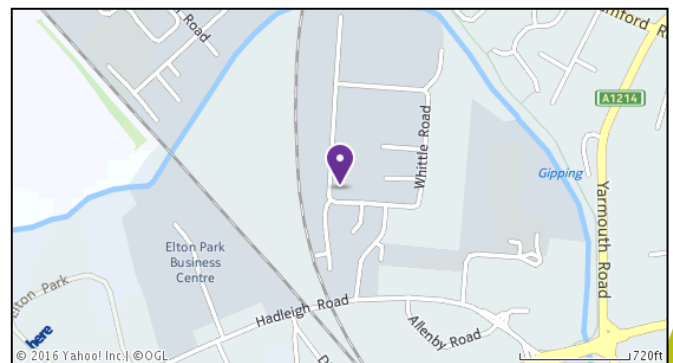
Rateable Value £23,750 per annum

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



Plan is for identification purposes only



Energy Performance Certificate HM Government
Non-Domestic Building

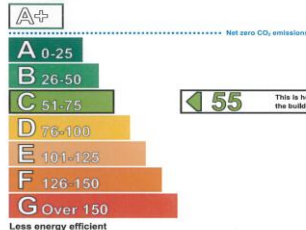
Unit G
5 Brunel Road
Hadleigh Road Industrial Estate
IPSWICH
IP2 0HB

Certificate Reference Number:
0970-1900-0314-9320-2034

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



Less energy efficient

Technical Information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 700
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 46

Benchmarks

Buildings similar to this one could have ratings as follows:

27	If newly built
73	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.