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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TRADE COUNTER/INDUSTRIAL UNIT WITH OFFICES



TO LET

Unit 19 Riverside Industrial Park

Rapier Street

IPSWICH

IP2 8JX

175 sq m (1,883 sq ft) Modern Industrial Unit

Car Parking

15'(4.57 m) Electric Roller Shutter Door

Mezzanine storage floor 540 sq ft/50 m²

LOCATION

Riverside Industrial Park is a popular industrial estate located on the south side of Ipswich, offering good access to the town centre and the A14/A12 trunk roads. Riverside Industrial Park is a modern estate comprising 32 units of varying sizes and all of uniform appearance. Access to the A14 is easy from this location via the A137 Wherstead Road, which links directly with the A14 on the last exit west of the Orwell Bridge heading towards Felixstowe..

DESCRIPTION

The unit is of brick construction under silver PVF2 profile steel cladding with pitched roof and benefits from 3 phase electrics, full sized galvanised lathe roller shutter door and on site car parking. The unit was previously occupied by Grahams Builders Merchants..

ACCOMMODATION

(Please note all areas are appropriate)

Total Ground floor area 1185 sq ft 110 m²

First Floor Original Office 158 sq ft 14.7 m²

Mezzanine 540 sq ft 50 m²

Overall Area 1883 sq ft 175 m²

SERVICES

All mains services are connected.

TERMS

The unit is available by way of a new Full Repairing and Insuring Lease, length to be agreed.

RENT

£12,000 Per annum

VAT

VAT is applicable

RATES

Ipswich Borough Council have verbally confirmed the rateable value for 2017/2018 will be £8,700 pa

SERVICE CHARGE

As per the lease provisions

EPC

As attached

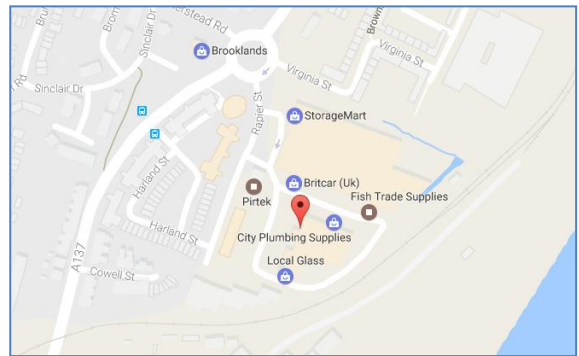
LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

For further information then please contact Martin Reader at Reader Commercial on 01473 289600
martin@readercommercial.com

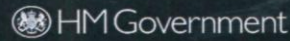
The agents have an interest in this property



Plan is for identification purposes only

Energy Performance Certificate

Non-Domestic Building



19 Riverside Industrial Park
Rapier Street
IPSWICH
IP2 8JX

Certificate Reference Number:
0830-0334-7629-0196-1006

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

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ 107 This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 187
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 63

Benchmarks

Buildings similar to this one could have ratings as follows:

46 If newly built

134 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.