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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

WAREHOUSE/BUSINESS UNIT - TO LET



TO LET

Unit 1 Sovereign Centre
Farthing Road Industrial Estate
IPSWICH
IP1 5AP

290.1 sq m/3,123 sq ft
6 on site car spaces
2 storey unit with open plan office accommodation
at first floor level with air con (part)
New flexible lease terms
Rent £16,500 per annum exclusive

LOCATION

The property is situated on the popular and well know Farthing Road Industrial Estate which is approximately 2 miles west of Ipswich town centre but within easy reach of the A14 and the main Copdock interchange being a short distance to the south. Unit 1 Sovereign Centre is located on the main service road of the estate on the left hand side near the crest of the hill. Nearby occupiers include Wosely Volkswagen, Trucks R Us and Rexel Senate.

DESCRIPTION

The property comprises a two storey end of terrace warehouse/business unit with the benefit of 6 onsite car spaces. Internally the unit is predominantly open plan on both levels, the warehouse plan has a 3 metre high loading door in the side elevation and both male and female WC facilities to the rear. At first floor level the offices are equipped with suspended ceilings with inset lighting, 2 x air con vrv units and carpeting throughout. At the front of the unit are two additional cellular offices. The first floor and office area at ground floor level also benefits from gas fired central heating (shared with the neighbouring unit).

ACCOMMODATION

(Please note all areas are appropriate)

Ground floor

Depth	18.7 m/	61 ft 4"
Width	7.9 m/	26 ft
Gross internal area	147.7 sq m / 1,590 sq ft	

Entrance lobby

Incorporates front office/

Meeting room	10.86 m / 117 sq ft	
Male and female WC facilities		

Floor to suspended ceiling height	3.4 m / 11 ft 2"
Height of loading door	3.0 m / 9 ft 8"
Width of loading door	3.75 m / 12 ft 3"

First Floor

Depth	18.3 m /	60 ft
Width	7.78 m /	25 ft 5"
Total first floor area	139 sq m / 1,496 sq ft	
Includes office 1	15.5 sq m /	167 sq ft
Office 2	14.8 sq m /	159 sq ft

Outside there are 6 designated car spaces, 3 to the front of the unit and 3 to the side.

Internal specification

Suspended ceilings
Inset lighting
Blinds to windows within offices
3 compartmental under floor trunking (first floor only)
2 x vrv ceiling mounted comfort cooling units (first floor only)
3 phase power
Shared gas fired central heating.

SERVICES

All mains services are connected.

TERMS

The premises is available by way of a new lease length to be agreed at a proposed commencing rent of £16,500 per annum exclusive.

VAT

VAT is not applicable to the rent.

RATES

The rateable value will be £14,750 pa. Rates payable for 2017/18 £6,578.50 per annum

LOCAL AUTHORITY

Babergh District Council, Corks Lane, Hadleigh, Nr Ipswich, IP7 6SJ. Tel: 01473 822801

SERVICE CHARGE

As per the lease provisions.

EPC

Upon request.

PLANNING LEGAL COSTS

It is advised that any interested party should carry out their own investigations with the Local Authority Planning Office as to their specific use.

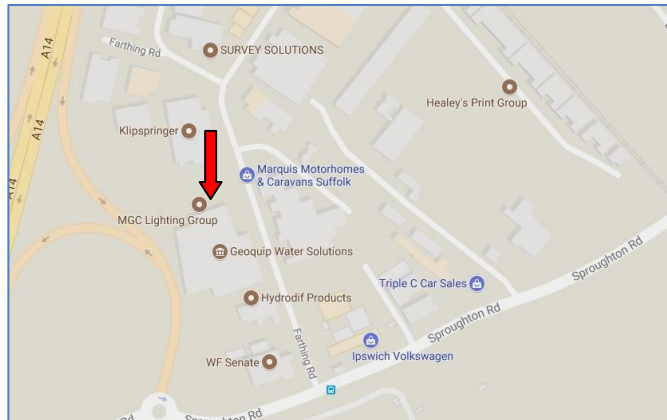
LEGAL COSTS

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

plan is for identification purposes only



Ground floor inside



First Floor inside



EPC

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

◀ 109 This is how energy efficient the building is.