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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

## BUSINESS UNIT - TO LET

**129.1 SQM/1,390 SQ FT**



Unit 15 Dales Court Business Centre

95 Dales Road

IPSWICH

IP1 4JT

### **TO LET**

New flexible lease terms

Rent £9,000 per annum exclusive

3 on site car spaces

3 phase electrics

First floor office accommodation

Ready for occupation Q3 2017

## LOCATION

Dales Court Business Centre is located close to the junction with Dales Road and Wharfedale Road on the north west side of Ipswich. This location offers a good road communication to the A14 linking Ipswich with Felixstowe and the Midlands. Dales Court can be found off Wharfedale Road and Unit 15 is located at the front of the scheme visible from Wharfedale Road.

## DESCRIPTION

Dales Court comprise a complex of office and business units converted in 2006 from former depot. Unit 15 is a business unit offering good storage facilities at ground floor level and first floor offices above. Unit 15 is a mid terrace building with brick and render and profile steel clad front elevation under a pitched profile steel skinned roof. Access to the unit is either via a pedestrian entrance or lathe roller shutter door and the first floor office accommodation has the additional benefit of a another pedestrian entrance via a corridor adjacent to Unit 14. Outside the front of the unit is one designated car park space with a further two parking spaces nearby accessed via external stairs. Internally the offices are equipped with carpeting, night storage heating, suspended ceiling with inset lighting and a kitchenette with stainless steel sink drainer.

## ACCOMMODATION

*(Please note all areas are appropriate)*

Depth	14.84 m	48 ft 7"
Width	6 m	19 ft 6"
Total Ground floor area	89 sq m	958 sq ft

Includes disabled WC facilities and wash hand basin

First floor offices are accessed by internal stairs or separate front door (adjacent to Unit 14) 40.1 sq m 432 sq ft

Overall area 129.1 sq m 1,390 sq ft

Minimum height under offices 3 m 9 ft 8"

Minimum height under roof

Pitch 8.7 m 28 ft 5"

Outside to the front of the property is 1 designated car space with a further 2 spaces at an upper level with a separate access off the street and connects with the unit via an external staircase.

## SERVICES

All mains services are connected.

## TERMS

The unit is available by way of a new lease length to be agreed subject to five yearly upward only rent reviews if applicable with a proposed commencing rent of £9,000 per annum exclusive.

## VAT

VAT is applicable to the rent.

## RATES

Ipswich Borough Council have confirmed the rateable value for 2017/2018 will be £6,600 pa.

## SERVICE CHARGE

As per the lease provisions

## EPC

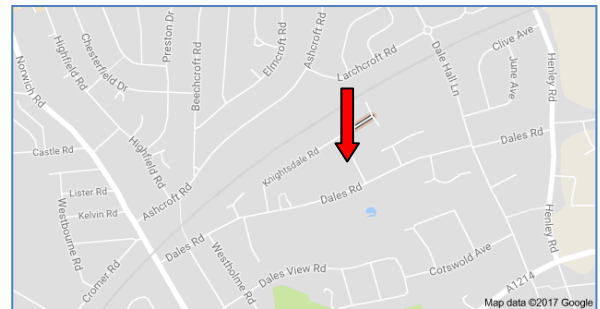
As attached

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

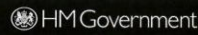
For further information then please contact Martin Reader at Reader Commercial on 01473 289600 [martin@readercommercial.com](mailto:martin@readercommercial.com)



plan is for identification purposes only

## Energy Performance Certificate

Non-Domestic Building



Unit 15  
95 Dales Road  
IPSWICH  
IP1 4JR

Certificate Reference Number:  
0980-9981-0323-5530-3020

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 in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 184

This is how energy efficient the building is.

Less energy efficient

### Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	135
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	160.61
Primary energy use (kWh/m <sup>2</sup> per year):	950.05

### Benchmarks

Buildings similar to this one could have ratings as follows:

43 If newly built

125 If typical of the existing stock