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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

INDUSTRIAL UNIT – TO LET

72 SQ M/775 SQ FT



Unit 26 Riverside Industrial Park

Rapier Street

Ipswich

Suffolk

IP2 8IX

TO LET

Modern industrial unit with parking
Roller shutter door for loading/unloading
Mezzanine floor 26.1 sq m/281 sq ft
New flexible lease terms

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. It 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 end of terrace unit is of brick construction under silver PVF2 profile steel cladding with a pitched roof. The property benefits from 3 phase electrics (not tested), full sized galvanised roller shutter door, on site car parking and male/female WC facilities.

ACCOMMODATION

(Please note all areas are approximate)

Gross Internal Area		
Width	10.0 m	32 ft 8"
Depth	7.2 m	23 ft 6"
Total area	72 sq m	775 sq ft
Incorporated entrance		
Lobby, kitchen/stores	10.2 sq m	110 sq ft
Office	24.8 sq m	267 sq ft
WC		
Mezzanine Floor	26.1 sq m	281 sq ft

TERMS

The premises are available by way of a new lease, length to be agreed subject to a proposed commencing rent of £7,000 pa exclusive.

VAT

VAT will be applicable to the rent.

PLANNING

We strongly advise any interested party to carry out their own investigation with Ipswich Borough Council Planning Department as to their use requirements on 01473 432000.

RATEABLE VALUE

Rateable value for this property is £5,000.

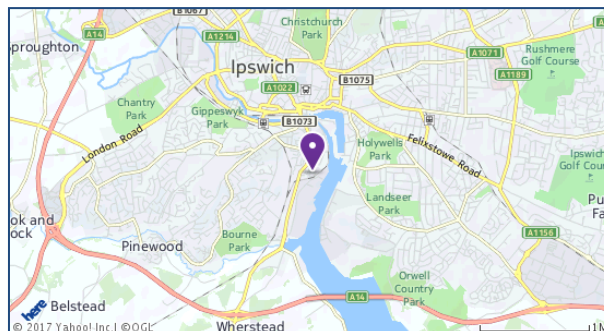
EPC – rating E

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with Sole Agents Reader Commercial on 01473 289600 or louise@readercommercial.com



(plan is for location purposes only)

Note: The agents have an interest in this property

Ground floor workshop



Mezzanine Floor area

