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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

## TO LET – TRADE COUNTER UNIT 320.7 SQ M/3,452 SQ FT



Unit A Olympus Court  
Olympus Close  
Ipswich  
IP1 5LJ

### TO LET

Modern trade counter unit with 14 car spaces  
Recently refurbished  
Ideal for many uses (stp)  
New lease terms or long leasehold interest available  
Rent £27,500 per annum exclusive

## LOCATION

Olympus Court is located on White House Industrial Estate on the western fringe of Ipswich. This location offers good access to the A14 via the Bury Road interchange next to Asda and Hammond Car Sales. Nearby occupiers to the unit include Ceramic Tiles, SEH Windows and Doors, Pitkin & Ruddock and Adcock Refrigeration.

## DESCRIPTION

The property comprise a modern end of terrace unit of steel framed construction with brick and block elevations under a profile sheet roof with cladding. The unit was erected in the 1990's and offers a high standard of accommodation. Internally the warehouse comprise a 4 m high loading door with strip lights throughout the warehouse. A separate pedestrian entrance with lobby and wc off and direct access to the stairwell servicing the structured first floor offices. At present the first floor offices are split into an open plan office area with two separate cellular offices all of which have suspended ceilings with inset lighting and night storage heating. Outside the front of the property is a large yard with the benefit of 14 car parking spaces.

## ACCOMMODATION

*(Please note all areas are approximate)*

Depth	18.00 m	59 ft
Width	12.28 m	40 ft 3"
Ground floor area	221.04 sq m	2,379 sq ft
First floor offices	99.7 sq m	1,073 sq ft
Eaves height minimum	5.89 sq m	19 ft 3"
Height under the first Floor	2.84 m	9 ft 3"
Loading door - Height	4 m	13 ft 1"
Width	3.5 m	11 ft 5"

## TERMS

The property is available by way of a new lease, length to be agreed, subject to five yearly upward only rent reviews. Rent £27,500 per annum exclusive. Alternatively the long leasehold interest can be purchased for £330,000.

## VAT

VAT is applicable to this property.

## SERVICE CHARGE

Service charge as per the lease provisions.

## SERVICES

All main services connected except gas. We have not tested any services and any interested party should carry out their own due diligence in relation to the services offered by utility companies.

## BUSINESS RATES

Rateable value £17,750. Rates payable £8,502.25 per annum.

## EPC – upon request

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

Strictly by prior appointment with Reader Commercial on 01473 289600 or [martin@readercommercial.com](mailto:martin@readercommercial.com)

(Plan is for location purposes only)

