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HUBBARD HOUSE, 6 CIVIC DRIVE, IPSWICH, SUFFOLK IP1 2QA

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

LEASE FOR ASSIGNMENT

UNIT 7 BOSS HALL INDUSTRIAL ESTATE IPSWICH IP1 5BN



Unit 7

Boss Hall Industrial Estate

Sproughton Road

Ipswich

IP1 5BN

LEASE FOR ASSIGNMENT

Trade Centre Unit

455.2sq m/4900 sq ft

with 405 sq m/4359 sq ft mezzanine floor

11 Onsite Car Spaces

Available Q1 2021

LOCATION

Ipswich is the County town of Suffolk with a population of circa 140,000 people. Road communication is excellent via the A14/A12 trunk roads linking Ipswich to Felixstowe (12 miles) London (70 miles) and the Midlands. Boss Hall Industrial Estate is off Sroughton Road to the West of the town and approximately 1 mile from junction 54 of the A14. Unit 7 can be found close to the industrial park entrance on the left hand side.

DESCRIPTION

The property comprise, an end of terrace trade counter unit with parking for approximately 11 cars. The unit is of steel portal frame construction under pitched asbestos sheet cement roof with brick/block elevations and profile steel cladding. Internally the unit has been split into trade counter, 3 offices, 3 store rooms and amenities. The unit benefits from an internal loading bay and mezzanine floor throughout. The warehouse is served by a gas fired blower and the offices by electric convection heaters. Outside the unit are circa 11 car spaces.

ACCOMMODATION

(Please note all areas and dimensions are approximate)

Gross Internal Area	455.2sq m	4,900 sq ft
Incorporates the following:		
Warehouse	321sq m	3454 sq ft
Trade Counter	16 sq m	173 sq ft
Managers Office	8.7 sq m	94 sq ft
General Office	21 sq m	226 sq ft
Accounts Office	13.8 sq m	149 sq ft
Male, Female and disabled WC		
Kitchen	7.9 sq m	85 sq ft
Store Room 1	12.4 sq m	133 sq ft
Store Room 2	10.2 sq m	110 sq ft
Store Room 3	25.8 sq m	278 sq ft
Loading Bay	18.5 sq m	199 sq ft
Mezzanine	405 sq m	4359 sq ft

Outside parking for approximately 11 cars.

TERMS

The unit is currently held on a 10 year lease from 13 July 2018 with an expiry on the 12 July 2028. The lease benefits from a break clause on 13 July 2024 upon 6 months prior written notice. The lease also provides a detailed photographic schedule of condition protecting the tenant on elements of repair (contact the agents office for more information).

RENT

The passing rent is £26,850 per annum exclusive.

VAT

Vat is applicable to the rent.

SERVICES

All mains services connected with mains electric, water, gas and drainage. 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, telecoms and IT links.

PLANNING

We have been verbally advised that the planning for the unit is within the use class of B8 (Trade counter/Warehouse and Storage). We encourage any interested party to carry out their own investigations as to their use requirement by contacting Ipswich Borough Council Planning Department on 01473 433851.

BUSINESS RATES

Rateable value £28,250, rates payable £14,238 per annum.

LEGAL COSTS

Each party to bear their own legal costs.

EPC – upon request

VIEWING

Strictly by prior appointment with Sole Agents

Reader Commercial on 01473 289600

martin@readercommercial.com

Plan is for location purposes only

