



**01473 289600**

Hubbard House, 6 Civic Drive, Ipswich, Suffolk IP1 2QA

readercommercial.com

info@readercommercial.com

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

Structured first floor office accommodation

Ideal for many uses (stp)

New lease terms

Rent £32,800 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 LED lighting and night storage heating and carpeting. 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	17.64 m	58 ft
Width	12.53 m	41 ft 1"
Ground floor area	221.03 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 £32,800 per annum exclusive.

## VAT

VAT is applicable to the rent.

## 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

Ground floor – rateable value £14,750 per annum  
First floor – rateable value £10,750 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)



