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01473 289600

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

readercommercial.com

info@readercommercial.com

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

BUSINESS UNITS -TO LET/MAY SELL



Mead Drive

Kesgrave

Nr Ipswich

Suffolk

IP5 2HJ

TO LET/MAY SELL

Brand new ground floor business units with parking
surrounded by a densely populated residential area

Next to Community Centre and Library

Ideal for many uses (stp)

Available Q1 2022

LOCATION

Kesgrave is situated on the north east fringe of Ipswich approximately 3 miles from Ipswich town centre and 1.5 miles from the A12 at Martlesham Heath. Kesgrave is a densely populated residential catchment area with a population of over 14,000. Grange View is located just off the junction of Ropes Drive and Meads Drive adjacent to the Library and Kesgrave Community Centre. Opposite Grange View is Gressland Court an assisted living 1/2 bedded apartment scheme.

DESCRIPTION

Grange View comprise an attractive mixed development of business units with separate 3 bedroom residential above. There are 9 units in total all benefitting from decked roof terraces and parking. The commercial accommodation is available separately or with the residential above, subject to availability. Each business unit will be available to a "shell and core" standard and offers circa. 46.5 sq m/500 sq ft of open space including wc suitable for many uses (subject to planning). The development will be completed in Q1 2022.

ACCOMMODATION

(Please note all areas and dimensions are approximate and subject to final measurement)

Plot 1 (semi detached)

Ground floor	47 sq m	506 sq ft
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Plot 2 (semi detached)

Ground Floor	46 sq m	495 sq ft
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Plot 3 (detached)

Ground Floor	47 sq m	506 sq ft
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Plot 4 (terraced)

Ground Floor	47 sq m	506 sq ft
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Under offer

Plot 5 (terraced)

Ground Floor	46 sq m	495 sq ft
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Under offer

Plot 6 (terraced)

Ground Floor	47 sq m	506 sq ft
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Plot 7 (terraced)

Ground Floor	46 sq m	495 sq ft
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Plot 8 (terraced)

Ground Floor	47 sq m	506 sq ft
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Plot 9 (terraced)

Ground Floor	46 sq m	495 sq ft
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Each of the commercial units benefit from 3 bedroom maisonettes above. Price upon application.

TERMS

The business units are available to let or could be sold combined with the residential or in isolation.

RENT

£12,500 per annum exclusive on a new lease length to be agreed, subject to 5 yearly upward only open market rent reviews.

PRICE

Price upon application.

VAT

Vat is applicable to this property.

SERVICE CHARGE

As per lease provision.

BUSINESS RATES

To be assessed.

SERVICES

We understand all mains services are connected.

PLANNING

Planning was approved in 2019 for business units on the ground floor however since the September 2020 Uses Class Order Amendment, Class E should now be applicable but we strongly advise any interested parties contact East Suffolk Council Planning Department on 01394 444557.

EPC

To be assessed upon completion.

LEGAL COSTS

Each party to bear their own legal costs.



VIEWING

Strictly by prior appointment with Sole Agents

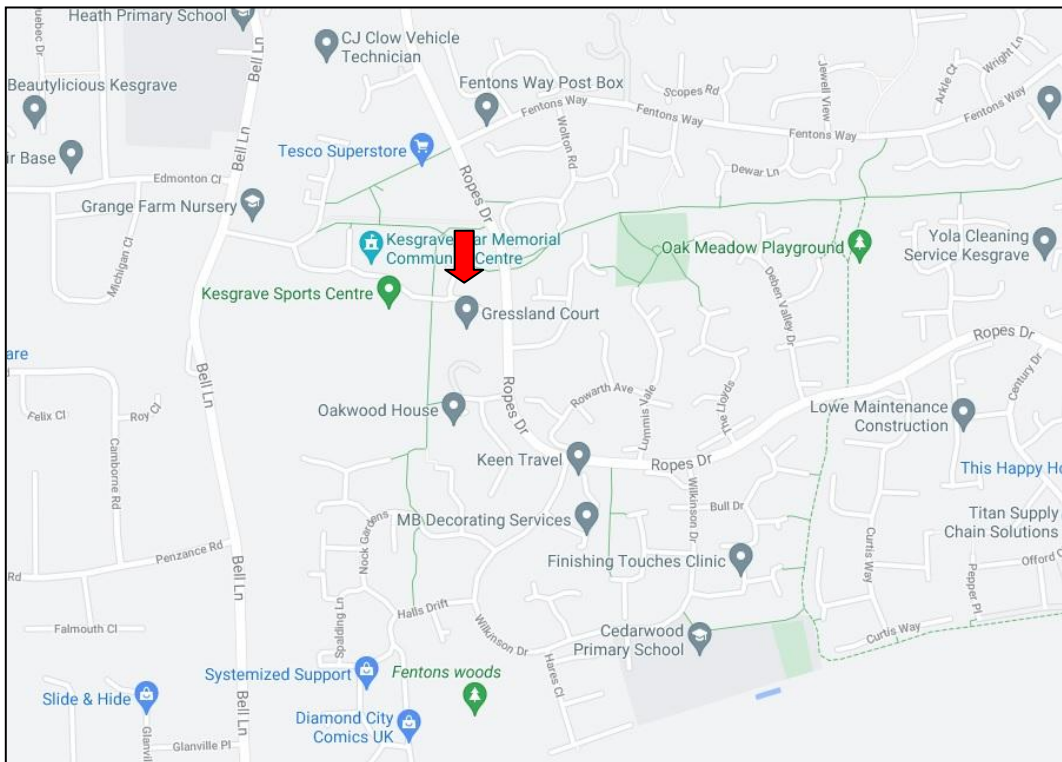
Reader Commercial on 01473 289600

martin@readercommercial.com

For further information on the residential, please
contact Grace Estates on 01473 747728 or

enquiries@graceestates.co.uk

Plan of location – not to scale



Site Plan



