



01473 289600

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

readercommercial.com

info@readercommercial.com

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

WAREHOUSE/BUSINESS UNIT - FOR SALE



FOR SALE

Unit 1 Sovereign Centre
Farthing Road Industrial
Estate
IPSWICH
IP1 5AP

290.1 sq m/3,123 sq ft
6 on site car spaces

2 storey unit with open plan office accommodation
at first floor level with air con (part)
Currently let - income producing until October 2023
Freehold is available, offers in the region of £240,000

LOCATION

The property is situated on the popular and well known Farthing Road Industrial Estate which is approximately 2 miles west of Ipswich town centre but within easy reach of the A14 and the main Copdock interchange being a short distance to the south. Unit 1 Sovereign Centre is located on the main service road of the estate on the left hand side near the crest of the hill. Nearby occupiers include Wolsey Volkswagen, Trucks R Us and Rexel Senate.

DESCRIPTION

The property comprises a two storey end of terrace warehouse/business unit with the benefit of 6 onsite car spaces. Internally the unit is predominantly open plan on both levels, the warehouse plan has a 3 metre high loading door in the side elevation and both male and female WC facilities to the rear. At first floor level the offices are equipped with suspended ceilings with inset lighting, 2 x air con vrv units and carpeting throughout. At the front of the unit are two additional cellular offices.

ACCOMMODATION

(Please note all areas are appropriate)

Ground floor

Depth	18.7 m	61 ft 4"
Width	7.9 m	26 ft
Gross internal area	147.7 sq m	1,590 sq ft

Entrance lobby

Incorporates front office/

Meeting room linked

to warehouse 10.86 m 117 sq ft

Male and female WC facilities

Floor to suspended ceiling height 3.4 m 11 ft 2"

Height of loading door 3.0 m 9 ft 8"

Width of loading door 3.75 m 12 ft 3"

First Floor

Depth	18.3 m	60 ft
Width	7.78 m	25 ft 5"
Total first floor area	139 sq m	1,496 sq ft
Includes office 1	15.5 sq m	167 sq ft
Office 2	14.8 sq m	159 sq ft

Outside there are 6 designated car spaces, 3 to the front of the unit and 3 to the side.

Internal specification

Suspended ceilings

Inset lighting

Blinds to windows within offices

3 compartmental under floor trunking (first floor only)

2 x vrv ceiling mounted comfort cooling units (first floor only)

3 phase power

Shared gas fired central heating (Note: this will be separated upon the sale of the property)

SERVICES

All mains services are connected.

TENURE - FREEHOLD

PRICE

Offers in the region of £240,000 (two hundred and forty thousand pounds).

VAT

VAT is not applicable to the price.

BUSINESS RATES

The rateable value is currently £20,750 pa. Rates payable for 2023 circa. £10, 624 per annum.

LOCAL AUTHORITY

Babergh & Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX Tel: 01473 433851

SERVICE CHARGE

Service charge is currently £1,152.52 per annum.

EPC

Upon request.

PLANNING LEGAL COSTS

It is advised that any interested party should carry out their own investigations with the Local Authority Planning Office as to their specific use.

LEGAL COSTS

Each party to bear their own legal costs.

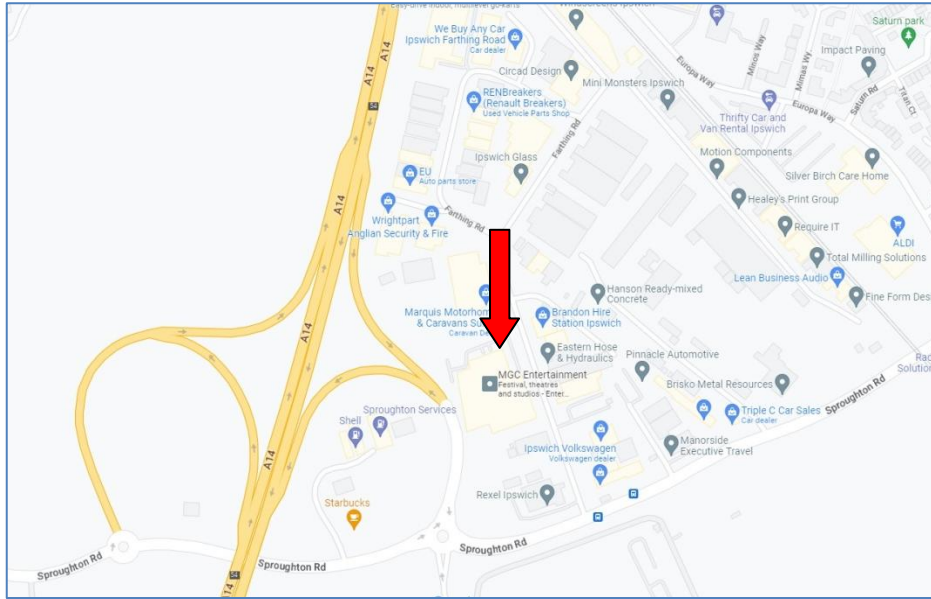
VIEWING

For further information then please contact Martin Reader at Reader Commercial on 01473 289600

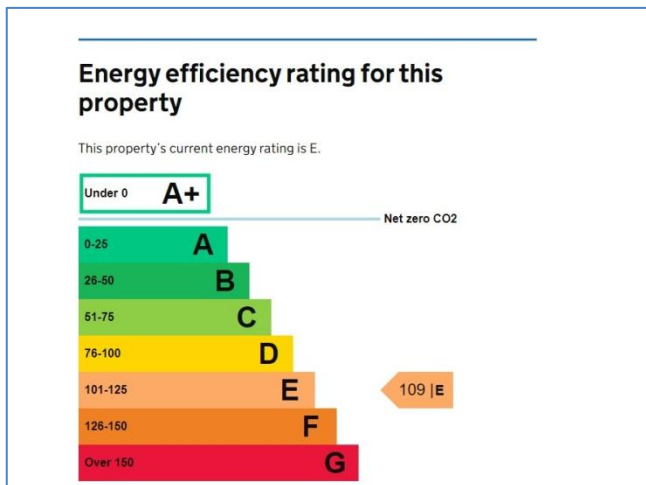
martin@readercommercial.com



Plan for location purposes only



EPC Rating



Ground floor



First Floor



Note: the photographs above are historic

