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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

WAREHOUSE/INDUSTRIAL UNIT - FOR SALE
338.2 SQ M/3,641 SQ FT

Unit 11 Altitude Business Park

The Drift

Nacton Road

IPSWICH

IP3 9QN

FOR SALE

338.2 sq m/3,641 sq ft
End of terrace unit with secured compound
Ideal for multiple uses (stp)
LED Strip lighting throughout the unit area
Designated 6 on site car spaces outside the front of the unit
WC and shower facilities
Price offers in the region of £350,000 sought

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LOCATION

Altitude Business Park is a development of refurbished industrial/business units located at the northern end of The Drift, Nacton Road on the east side of Ipswich. This location is close to Futura Business Park hosting considerable retail operators along with car dealerships. Ransomes Europark is also close by along with the junction 57 of the A14. Unit 11 can be found at the end of the terrace within the Altitude Business Park development.

DESCRIPTION

The property comprises of an end of terrace single storey L shaped industrial/warehouse unit with secured compound adjacent. The unit is of solid brick elevation with ¾ length carbon on the façade of the unit under a predominantly pitched profiled sheet metal roof with further sloping roof to the side extension. The unit is served by both pedestrian door and an up and over loading door leading into the industrial/warehouse area. There are single storey offices at the front of the unit with further kitchen/break out space to the rear with the benefit of a WC facility and shower. Adjacent to the unit is a secured compound with direct access from the side of the unit as well as double gates at the front. At the front of the compound and unit are circa. 6 designated car spaces.

ACCOMMODATION

(Please note all areas are appropriate)

Gross internal area	**338.2 sq m**	**3,641 sq ft**
Includes office area	23.17 sq m	249 sq ft
Entrance lobby	2.66 sq m	29 sq ft
Rear stores	3.72 sq m	40 sq ft
Rear kitchen/break out area	8.70 sq m	94 sq ft
WC and shower facilities		
Minimum height to eaves	3.6 m	11 ft 8”
Minimum height to apex	4.8 m	15 ft 8”
Loading door dimensions		
Height	3.0 m	9 ft 8”
Width	3.5 m	11 ft 5”

Note – at present there is an unauthorised mezzanine floor above the office area. This area has not been included in the demise and we would recommend any interested party to carry out their own investigations with the Authorities to see if this area is compliant.

Adjacent to the compound area secured yard	180.4 sq m	1,940 sq ft

Outside the front of the unit are 6 designated onsite car spaces along with the apron of hard standing serving the loading door.

SERVICES

All main services are connected with mains electric, water 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.

TENURE - FREEHOLD

PRICE

Offers in the region of £350,000 (three hundred and fifty thousand pounds) sought for this freehold interest.

VAT

VAT would be applicable to the property

BUSINESS RATES

The rateable value is currently £16,250. Rates payable for 2023 circa. £8,320 per annum.

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, IP1 2DE Tel: 01473 432000

SERVICE CHARGE

For further information can be provided upon request.

EPC

Upon request.

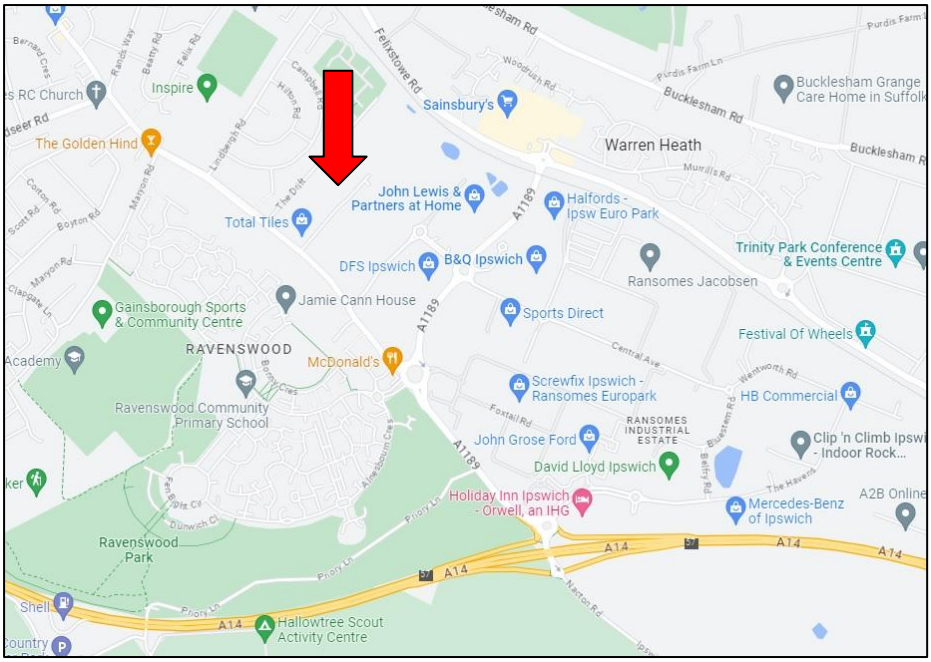
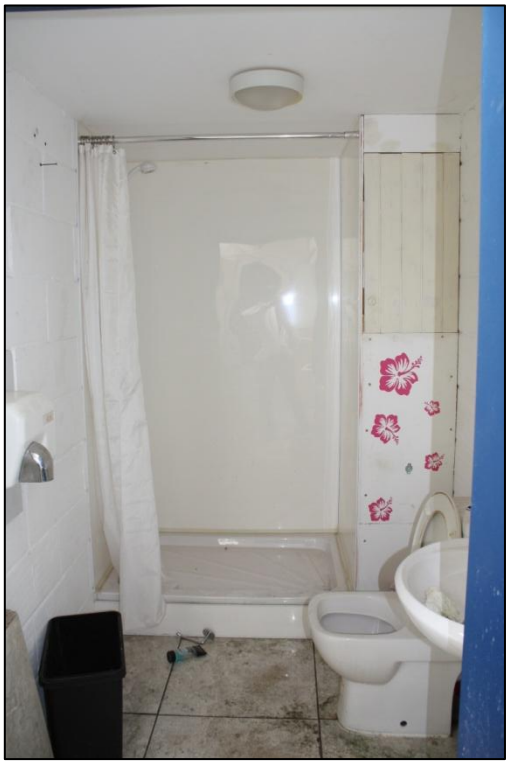
PLANNING

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