

READER
COMMERCIAL

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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TRADE COUNTER/WAREHOUSE UNIT – TO LET

333.4 SQ M/3,606 SQ FT



TO LET

Unit 12 Yale Business Park

Bluestem Road

Ransomes Europark

Ipswich

IP3 9RR

Mid terrace trade counter unit with parking

Minimum height to eaves 5.9 m/19 ft 3"

Full height loading door

New lease terms

Ready for immediate occupation

Rent £8.75 per sq ft

Note: if required, adjacent unit is available
offering a further circa 222 sq m/2,390 sq ft

LOCATION

Yale Business Park is situated on Ransomes Europark and is approximately 3 miles to the south east of Ipswich town centre. The property enjoys easy access to the A14 at junction 57 (Nacton/Ransomes Europark interchange) providing good road communication to Felixstowe, the Midlands and London via the A12. Yale Business Park benefits from both access off Bluestem Road and Central Avenue allowing good vehicular circulation. Ransomes Europark is regarded as one of the town's premier business locations and has a number of leading national and regional firms nearby. Unit 12 Yale Business Park can be found adjacent to John Parker Fixings close to the Bluestem Road entrance.

DESCRIPTION

Unit 12 comprise a mid terrace trade counter/warehouse unit benefitting from good eaves height. Internally the unit is split into a pedestrian entrance lobby with office and kitchen and wc facilities to the rear. The warehouse is served by a lathe roller shutter door leading into the warehouse open to the eaves. Ideal for storage or trade counter uses (stp). Outside the front of the unit is circa 7 car parking spaces.

ACCOMMODATION

(Please note all areas and dimensions are approximate)

Ground floor		
Depth	18.32 m	60 ft 1"
Width	18.2 m	59 ft 7"

Gross internal area **333.4 sq m 3,606 sq ft**

The above incorporates entrance lobby and reception office. 27.6 sq m 297 sq ft

Adjacent to the reception are male and female wc's and a kitchenette

Minimum height to eaves	5.9 m	19 ft 3"
Height to apex	9.0 m	29 ft 5"
Loading door height	4.36 m	14 ft 3"
Loading door width	3.5 m	11 ft 5"

Outside the front of the unit are circa. 7 car spaces

Note: if required, adjacent unit is available offering a further circa. 222 sq m/2,390 sq ft.

TERMS

The property is available by way of a new lease, length to be agreed, subject to five yearly upward only open market rent reviews where applicable. Quoting rent is £8.75 per sq ft.

VAT

VAT is applicable to this property.

SERVICE CHARGE

Service charge is levied for the maintenance and upkeep of the common area.

SERVICES

All main services 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.

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 432000.

BUSINESS RATES

Rateable value £12,500. For further information on business rates relief contact Ipswich Borough Council Business Rates Department on 01473 433851.

EPC – upon request

LEGAL COSTS

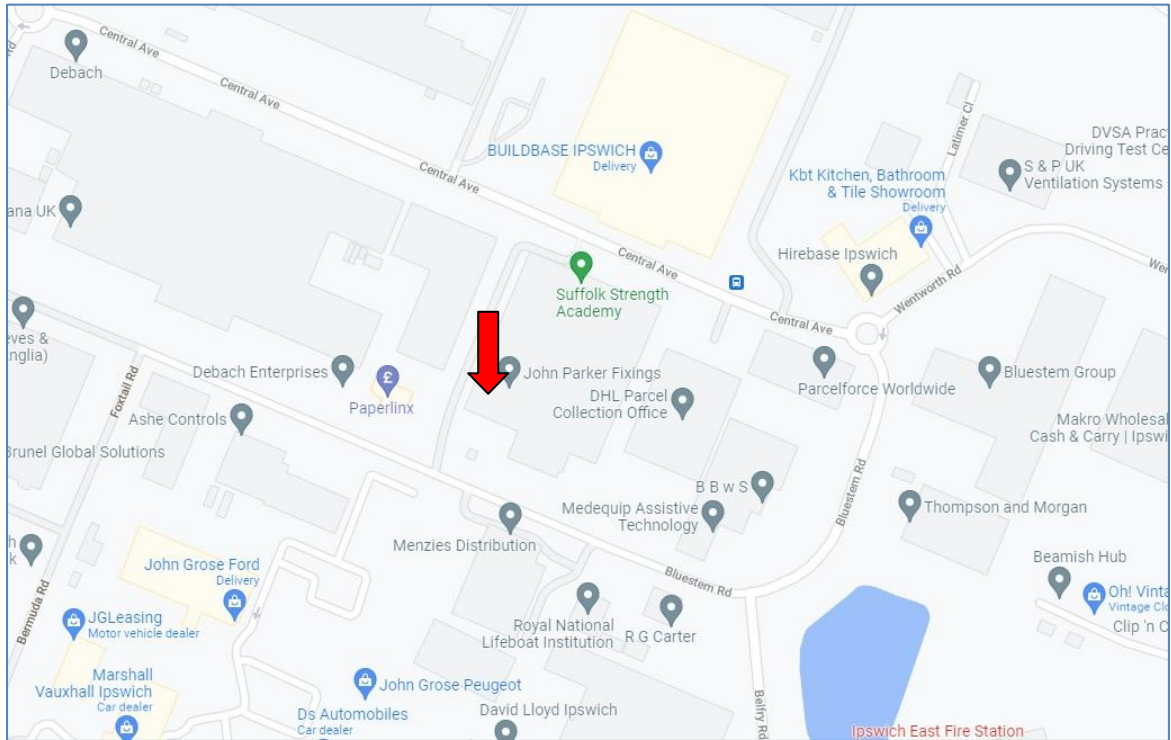
Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with
Reader Commercial on 01473 289600
or martin@readercommercial.com



Plan is for location purpose only





Plan of property not to scale

