

**Mileway**

# Farthing Road Industrial Estate Ipswich

Available to Let  
Warehouse  
4,279 sq ft ( 398 sq m )

14

Good access to A14/A12 trunk roads



Modern warehouse



Full height loading door



Parking for up to 3 vehicles



Single storey office



Planning consent for B2



# Farthing Road Industrial Estate

Farthing Road Industrial Estate Ipswich IP1 5AP



## Description

The property is of a steel frame construction with profile metal sheeting and a pitched roof. The warehouse accommodation has a clear height of approximately 6.6m, concrete flooring and an up and over loading door. The property also contains office accommodation. The property benefits from a yard for loading and designated parking.

## Location

The property is situated on the established and popular Farthing Road Industrial Estate which is approximately 2 miles west of Ipswich town centre and within easy of the A12/A14 interchange at Copdock. Unit 14 can be found beyond the crest of the hill at the top end of the estate adjacent to the A14. Nearby occupiers include Anglian Securities, Wright Hire and E U Limited.

## EPC

EPC is available upon request.

## VAT

VAT will be payable where applicable.

## Terms

Available on new full repairing and insuring leases.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

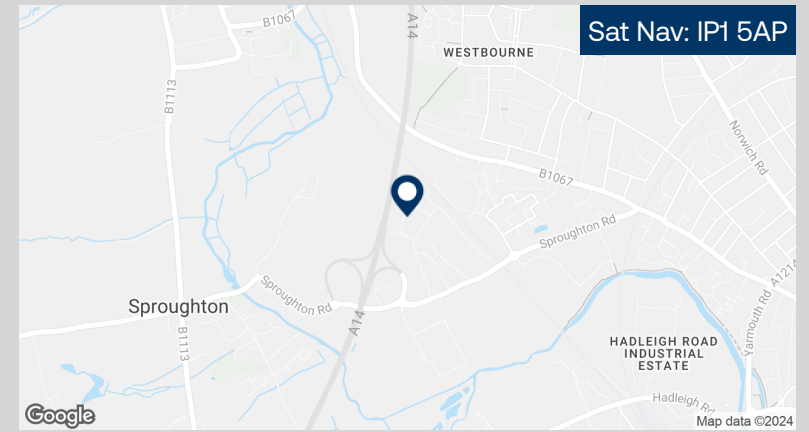
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 14	Warehouse	4,279	398	Immediately	£3,040 PCM
Total		4,279	398		

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