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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

WAREHOUSE- TO LET 1,992 SQ M/21,442 SQ FT



Unit B Chapel Lane
Great Blakenham
Nr Ipswich
IP6 0JZ

TO LET

Warehouse unit with front loading
0.7 miles from junction 52 of the A14
Secured front yard
Rent £6.50 per sq ft

LOCATION

Great Blakenham is located 2.2 miles north west of Ipswich and only 0.7 miles from junction 52 of the A14 linking Ipswich with Felixstowe, the Midlands (national motorway network) and London via the A12 junction 55 (3 miles)). Chapel Lane can be found just off Bramford Road and close to the new Port One Logistics Park.

DESCRIPTION

Unit B Chapel Lane comprise a semi detached warehouse of 21,442 sq ft. To the front of the unit is a secured yard offering good loading. Access to the unit is via a lathe roller shutter loading door along with pedestrian entrance. Unit B is served solely by WC's, kitchen/first aid room.

ACCOMMODATION

(Please note all areas and dimensions are approximate)

Unit B

Depth	66.95 m	220 ft
Width	29.75 m	97 ft 6"
Gross internal area	1,992 sq m	21,442 sq ft

Incorporates a WC, Kitchen/First Aid room ancillary block

Loading door height	4.5 m	14 ft 7"
Loading door width	4.68 m	15 ft 3"

Minimum height to eaves	3.5 m	11 ft 5"
Height to apex	6.8 m	22 ft 3"

TERMS

The unit is available via a sub lease up until 29 May 2028 without reviews.

Rent proposed £6.50 per sq ft.

VAT

VAT is applicable to this property.

SERVICE CHARGE

Not applicable.

SERVICES

All main services connected with mains electric, water and drainage. Gas is not connected but located nearby if required. 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 B8. We encourage any interested party to carry out their own investigations as to their use requirement by contacting Mid Suffolk District Council 0300 123 4000.

BUSINESS RATES

To be assessed. For further information on business rates relief contact Mid Suffolk District Council Business Rates Department on 0300 123 4000.

EPC – upon request

ANTI MONEY LAUNDERING REGULATIONS

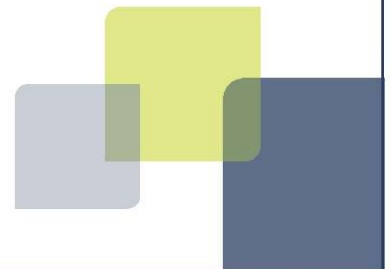
In accordance with Anti-Money Laundering Regulations, all prospective tenants will be required to provide proof of identity and address. This may include, but is not limited to, a passport or driving licence and a recent utility bill or bank statement

LEGAL COSTS

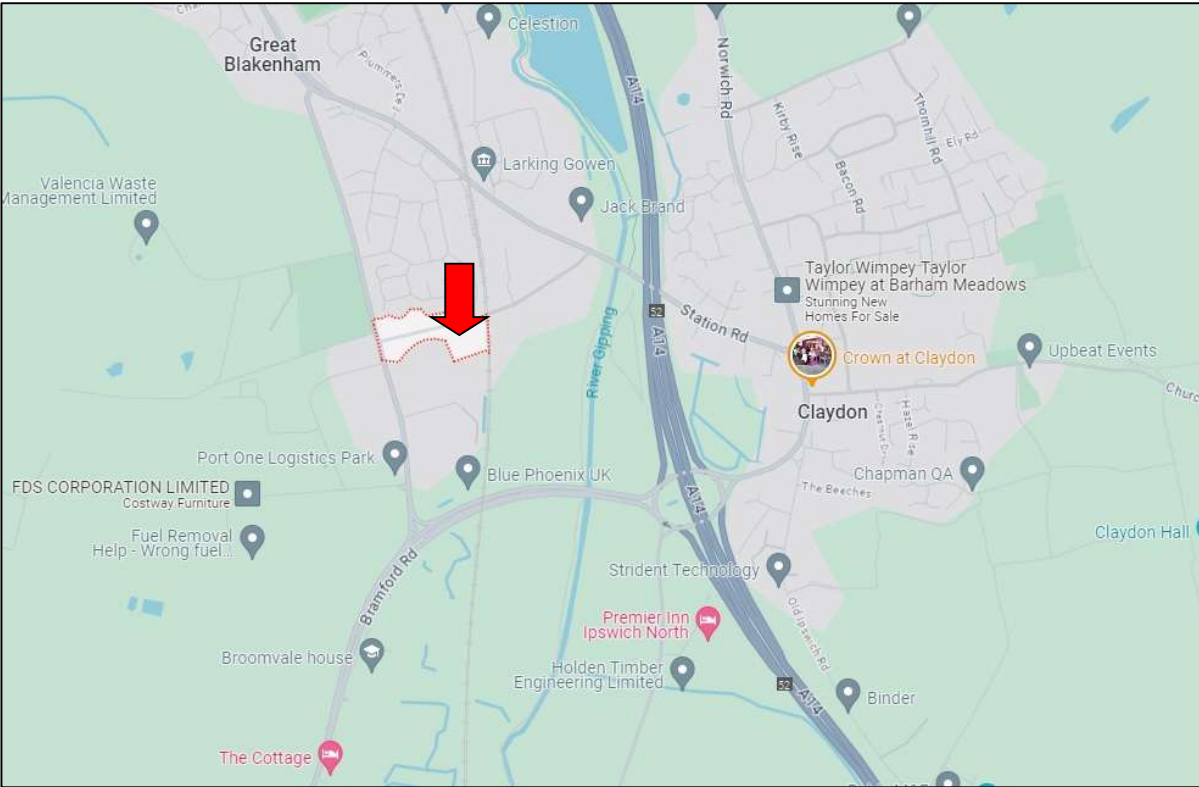
Each party to bear their own legal costs.

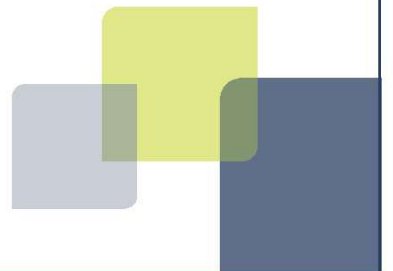
VIEWING

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



(Plan is for location reference only)





Indicative plan showing hatched area of the Unit



NB. The plan is for identification only. Crown copyright and Database Rights 2018 OS 100061020

