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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TO LET – PURPOSE BUILT 3 BAY VEHICLE GARAGE WITH SERVICING AND MOT STATION (SUBJECT TO VOSA APPROVAL) 203 SQ M/2,185 SQ FT



Units 1, 2 & 3 Elm House

Paper Mill Lane

Bramford

IP8 4DD

TO LET

Circa. 8 plus car spaces in a communal yard
Fully fitted garage, servicing and MOT workshop
(fixtures and fittings available by separate negotiation)

New Lease terms

Rent - £14,200 per annum exclusive

Vat is not applicable to the rent

LOCATION

Paper Mill Lane, Bramford lies parallel to the A14 on the north western side of Ipswich. The location offers good access straight to the A14 at junction 52 as well as Ipswich via Bramford Road. Paper Mill Lane is a narrow road in parts with a mixture of commercial/development and residential along with the Premier Inn Hotel at the Claydon end. The subject property can be found in the middle of the lane close to the Fisons development site and Acorn Business Centre.

DESCRIPTION

The property comprise three bay single storey workshop benefitting from a storage area and office at either end. Internally Unit 1 is equipped with a pit and a ramp, Unit 2 a service bay with 4 poster car lift and tyre machine and Unit 3 (MOT bay) includes scissor lift, rolling road, Krypton machine and MOT light. To the right hand side of the unit is a single storey office with trade counter and seating area. In front of the office is a 20 ft storage container which can also be made available. The unit benefits from strip lighting throughout, 3 phase electricity and WC and shower facilities can be found in the adjacent building Elm House for which the male WC's are communal and the female are for the sole use of this property.

ACCOMMODATION

(Please note all areas and dimensions are approximate)

End store	13.4 sq m	144 sq ft
Bay 1 (with pit & ramp)	57.7 sq m	621 sq ft

Bay 2 (service bay with 2 poster car lift & tyre machine)	58.5 sq m	630 sq ft
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Note: within this area is a light weight storage floor of 15.3 sq m/165 sq ft

Bay 3 – Mot bay (includes scissor lift, rolling road, Krypton machine, MOT light and bifold doors)	59.9 sq m	645 sq ft
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External canopy	11.5 sq m	123 sq ft
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End office	13.4 sq m	144 sq ft
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(Triangular shape, benefits from double glazing and carpet, strip lights, blinds and counter)

Overall area	203 sq m	2,185 sq ft
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Outside – to the side of the property is a 20 ft container suitable for storage and in front of the unit there are circa. 8 plus car spaces within the communal compound.

Loading door width	3.5 m	11 ft 5"
Loading door heights	3.1 m	10 ft 1"
Minimum height to eaves throughout the bays	3.45 m	11 ft 3"

TERMS

The property is available by way of a new flexible lease, length to be agreed, subject to 5 yearly upward only rent reviews if applicable, with a proposed commencing rent of £14,200 per annum exclusive.

VAT

VAT is not applicable to the rent.

FIXTURES AND FITTINGS

The fixtures and fittings are currently owned by the current occupiers and can be purchased via separate negotiation. Please contact the Agents office for an Inventory of the Fixture and Fittings.

SERVICES

3 Phase electricity serves the unit with mains water connected to the site. 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

Interested parties to carry out their own investigations for their planning use by contacting Mid Suffolk District Council Planning Department on 0300 1234000 option 5.

BUSINESS RATES

Rateable value £11,000 with rates payable circa. £6,000 per annum. For further information on small business rates relief contact Mid Suffolk District Council, Business Rates on 01473 433851.



EPC

EPC – upon request

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with Sole Agents

Reader Commercial on 01473 289600

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Plan for location purposes only





