

READER
COMMERCIAL

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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TO LET

BUSINESS UNIT - 141 SQ M/1,517 SQ FT



Units 28 & 29 Riverside
Industrial Park
Rapier Street
Ipswich
IP2 8JX

TO LET

Currently under refurbishment
Originally 2 units now opened up as one
2 loading doors (one electric, one manual)
Onsite parking
New lease terms
Rent £13,000 per annum exclusive

LOCATION

Riverside Industrial Park is a popular industrial estate located on the south side of Ipswich offering good access to the town centre and the A14/A12 trunk roads at junction 56 joining the A137. Riverside Industrial Park is a modern estate comprising of 32 units of varying sizes all of uniform appearance. Units 28/29 can be found at the rear of the estate adjacent to Unit 12.

DESCRIPTION

The units are of brick block construction under silver pdf profile steel cladding and a sloping roof. The unit (formerly two) has been opened up and offers two full height loading doors, one electric and one manual. There are 2 wc's and parking outside for approximately 4 vehicles along with the apron of hard standing in front of the loading doors.

ACCOMMODATION

(Please note all areas and dimensions are approximate)

| | | |
|--|-----------|-------------|
| Depth | 9.66 m | 31 ft 7" |
| Width | 14.27 m | 47 ft |
| plus extended lobby areas totalling | 2.7 sq m | 32 sq ft |
| Gross internal area | 141 sq m | 1,517 sq ft |
| Within the above area includes 2 x wc facilities (disabled) each being | 3.44 sq m | 37 sq ft |
| Minimum height to eaves | 5.0 m | 16 ft 4" |
| Maximum height to eaves | 6.4 m | 21 ft |
| Loading doors width | 3.1 m | 10 ft 17" |
| Loading doors height | 4.3 m | 14 ft 1" |

SERVICES

We understand all mains are connected.

TERMS

The unit is available by way of a new lease, length to be agreed subject to five yearly upward only open market rent reviews if applicable, with a proposed commencing rent of £13,000 per annum exclusive.

SERVICE CHARGE

Service charge is applicable to this unit.

VAT

Vat is applicable to the rent.

BUSINESS RATES

To be assessed. Interested parties should contact Ipswich Borough Council Business Rates Department . Contact telephone number: 01473 433851

EPC

Available upon request.

LEGAL COSTS

Each party to bear their own legal costs.

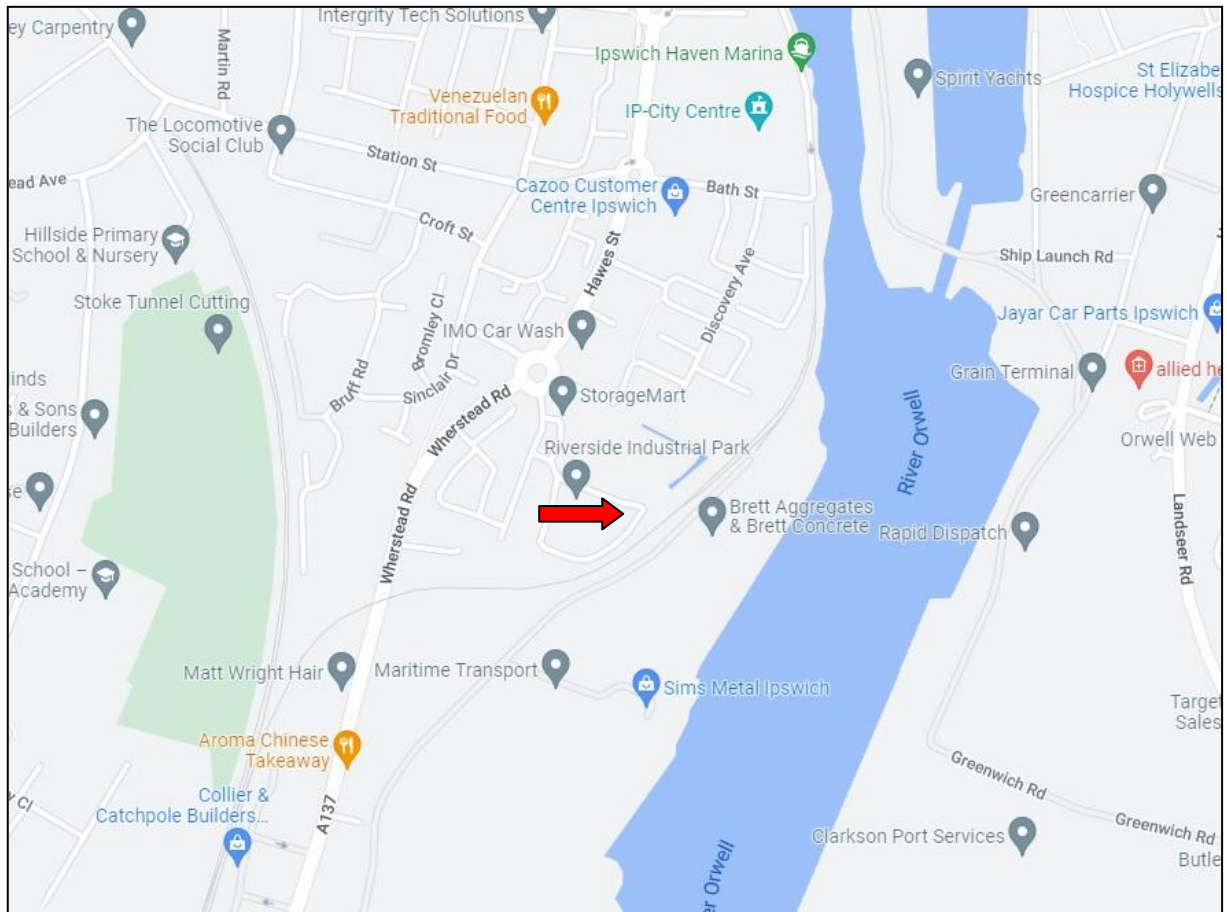
VIEWING

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

Note: The Agent's have an interest in this property.



Plan is for location purposes only





Plan of Riverside Industrial Park showing Units 28 & 29 Riverside
(not to scale)



This plan is for identification purposes only