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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

TO LET – WORKSHOP/STORAGE UNIT 97.3 SQ M/1,048 SQ FT



TO LET

Units 4 & 5 Elm House

Paper Mill Lane

Bramford

IP8 4DD

Available as a single unit (split into two areas)
located behind a secure gated compound

New Lease terms

Ideal for many uses (automotive trade is **not** permitted)

£7,500 per annum exclusive - £144 per week

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 two single storey unit located in the front corner of the secure site adjacent to the road. The available properties share the compound with two other buildings, and office building and a vehicle garage to the rear. The units are currently split by a party wall, however both units can be connected if required. Unit 4 has a pedestrian entrance along with an up and over garage door at the end of the unit. Unit 5 is a triangular shape and served by double timber loading doors. The units benefit from communal wc facilities and outside is parking for circa. 6 vehicles (double parked). Both units have single phase power and lighting.

ACCOMMODATION

(Please note all areas and dimensions are approximate)

Unit 4	37.7 sq m	427 sq ft
Unit 5	56.6 sq m	620 sq ft
Overall area	97.3 sq m	1,048 sq ft

Unit 4 minimum height to eaves	2.3 m 7ft 5"
Unit 4 loading door	2.0 m 6 ft 6"
Wide	2.3 m 7ft 5"

Unit 5 minimum height to eaves	2.0 m 6ft 6"
Unit 5 maximum height to eaves	2.3 m 7ft 5"
Double timber loading door	

Wc and shower facilities are communal onsite.

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 £7,500 per annum exclusive.

VAT

VAT is not applicable to the rent.

SERVICES

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 £6,400 with rates payable circa. £3,200 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

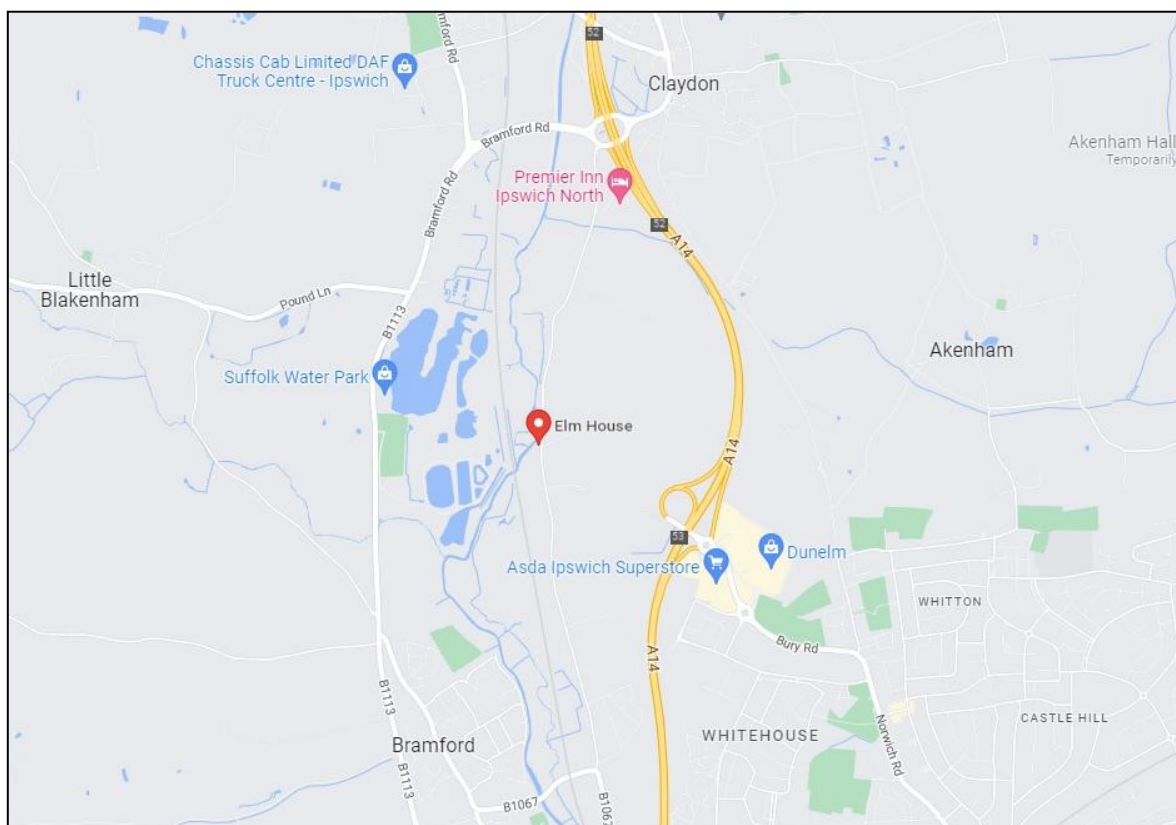
Each party to bear their own legal costs.

VIEWING

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



Plan for location purposes only



Inside Unit 5 Elm House



Unit 4 Elm House



Inside Unit 4 Elm House

