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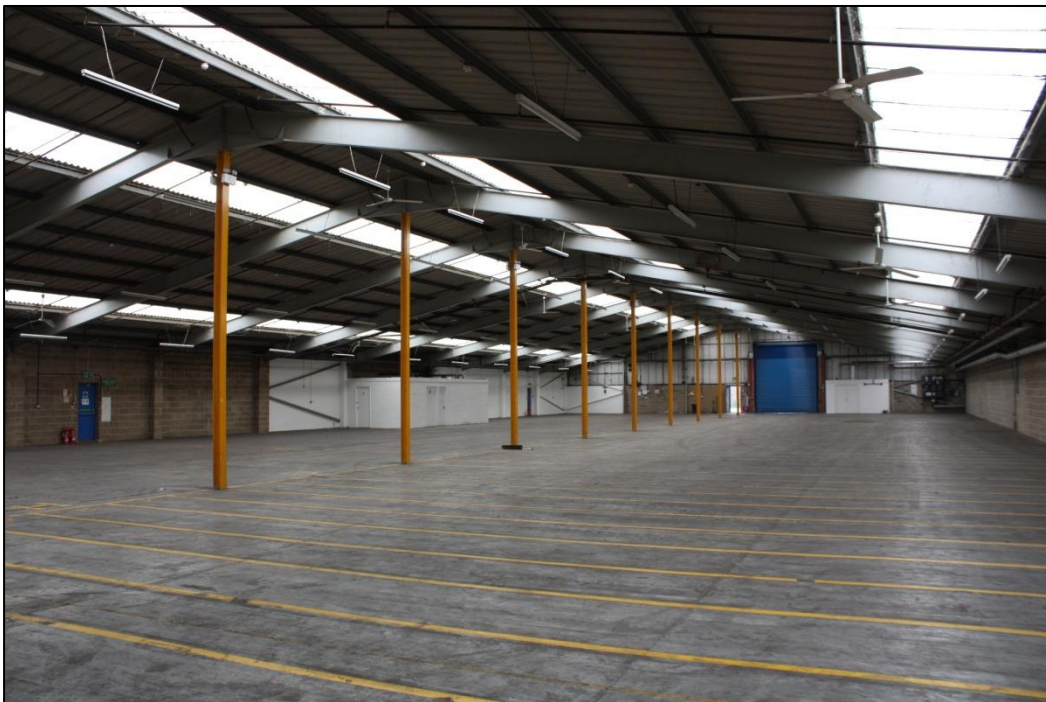
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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

WAREHOUSE ACCOMMODATION – TO LET/FOR SALE FROM 1,992 SQ M/21,442 SQ FT - 4,211 SQ M/45,331 SQ FT



Units A & B Chapel Lane

Great Blakenham

Nr Ipswich

IP6 0JZ

TO LET/FOR SALE

Two warehouse units with front loading

0.7 miles from junction 52 of the A14

Good yard circulation

Unit A currently occupied however vacant
possession could be obtained (subject to terms)

Unit B vacant and ready for immediate occupation

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

Units A & B Chapel Lane comprise 2 semi detached warehouse units on a circa. 1.97 acres/0.8 hectare site. To the front of each unit is a yard area offering good loading and circulation with Unit A benefitting from vehicle parking to the side. Access to the units are via a lathe roller shutter loading door (2 for Unit A, 1 for Unit B) along with pedestrian entrance. Unit A has the additional benefit of office accommodation. Unit B is served solely by WC's, kitchen/first aid room.

ACCOMMODATION

(Please note all areas and dimensions are approximate)

Unit A

Depth	73.5 m	241 ft
Width	30.2 m	99 ft
Gross internal area	2,220 sq m	23,889 sq ft

Includes an office ancillary area	168.14 sq m	1,810 sq ft
Loading door 1 height	3.7 m	12 ft 1"
Loading door 1 width	3.88 m	12 ft 7"
Loading door 2 height	3.7 m	12 ft 1"
Loading door 2 width	3.88 m	12 ft 7"

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

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"

Site area circa. 1.97 acre/0.8 hectare

TERMS

Leasehold

Unit B is immediately available by way of a new lease, length to be agreed, subject to 5 yearly upward only open market rent reviews, if applicable at a proposed commencing rent of £128,000 per annum. (Only £5.97 per sq ft).

Freehold

The freehold of the entirety is available at a guide price of offers in the region of £2,600,000 (two million, six hundred thousand pounds).

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

Unit A - Rateable value £85,500, rates payable for 2024/25 are circa. £46,683 per annum. Unit B 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



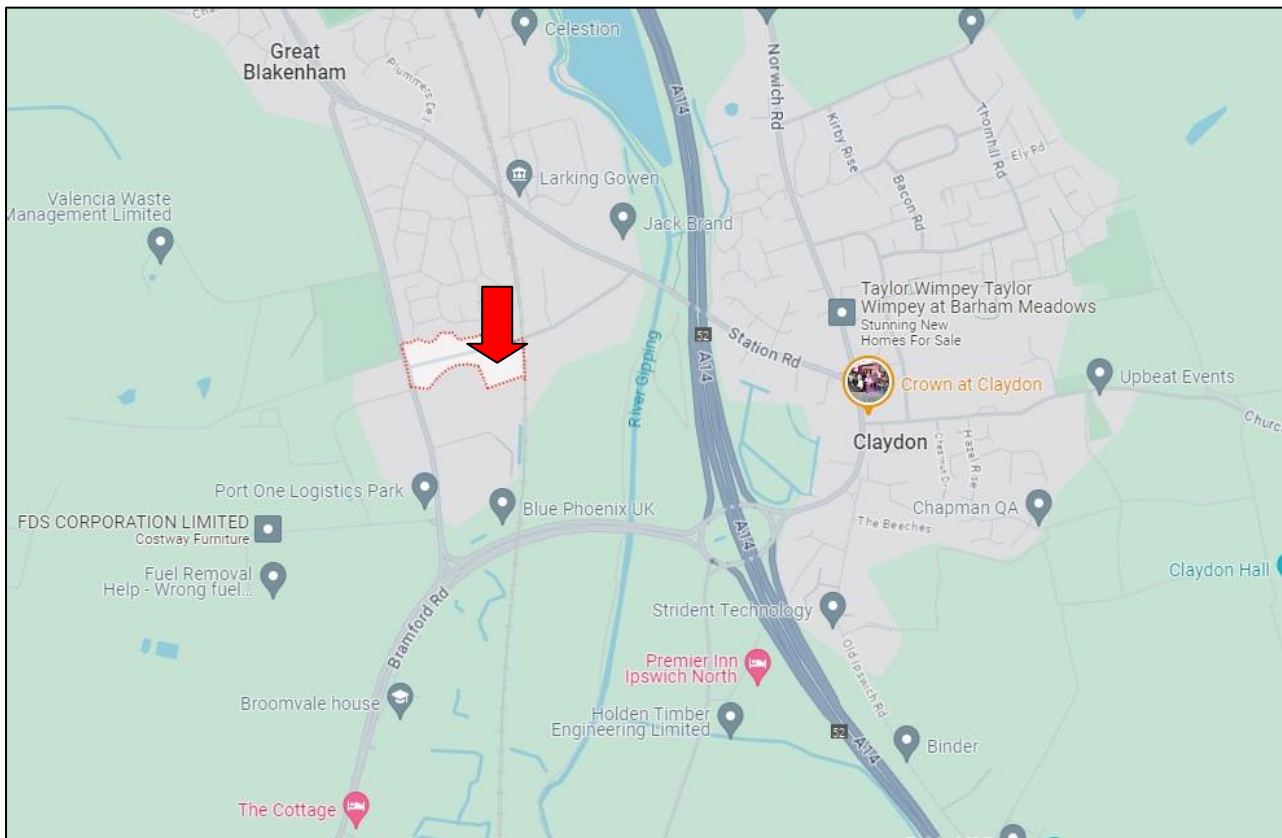
LEGAL COSTS

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)



Unit B





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