

## Industrial Warehouse/Showroom Premises For Sale/**To Let**



### **Unit 3 South Area, Farthing Road, Sproughton, Ipswich, Suffolk IP1 5AP**

**Approx 434.1 sq m (4,672 sq ft)**

- **Situated on the established Farthing Road Industrial Estate to the west side of Ipswich, approx. 2 miles from the town centre, with easy access to J54 of the A14**
- **Roller shutter door and personnel entry door, offices and showroom area**
- **Double glazed UPVC windows, onsite car parking spaces and yard area**
- **For sale offers in the region of £490,000 with full vacant possession, or to let on new lease at £35,000 per annum exclusive**



## Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

## Situation

The property is situated on the established Farthing Road Industrial Estate at Sproughton to the west side of Ipswich; there is good access to the A14 which is only a quarter of a mile and Ipswich Town Centre is about 2 miles. Farthing Road Industrial Estate is an industrial/economic hub for local and regional businesses providing accommodation for companies dealing with the vehicle trade, construction materials, professional services, quasi-retail, leisure, industrial, and logistics uses.

## Description

The property comprises a standalone industrial unit with ground floor meeting room/boardroom, mezzanine floor storage and warehouse which has been converted to a showroom type space with suspended ceiling and roller shutter door, WC facilities and tea making facility area. Externally there are onsite car parking spaces and yard area.

## Accommodation

<b>Ground Floor Office</b>	46.3 sq m	498 sq ft
<b>Ground Floor Warehouse</b>	263.3 sq m	2,834 sq ft
<b>GF Area under Supported Floor</b>	52.5 sq m	565 sq ft
<b>Mezzanine Floor Internal Storage</b>	52.5 sq m	565 sq ft
<b>Ground Floor Portable Building</b>	19.5 sq m	210 sq ft
<b>Total Floor Area</b>	<b>434.1 sq m</b>	<b>4,672 sq ft</b>

## Planning

We believe that the property has consent for B2 and B8 uses. All interested parties should contact Babergh & Mid Suffolk Council on 0300 123 4000.

## Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

## Business Rates

Rateable Value £25,000. All interested parties should contact Babergh & Mid Suffolk Council on 0300 123 4000.

## Price & Tenure

The unit is being offered for sale at offers in the region of £490,000 with full vacant possession, or alternatively to let on a new lease, for a term of years to be agreed, at a rent of £35,000 per annum exclusive). VAT to be confirmed.

## Services and Service Charge

We understand that mains electricity and water are connected to the property. Service charge to be confirmed.

## EPC

An EPC will be commissioned if required.

## Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,  
The Strand, Wherstead,  
Ipswich IP2 8NJ

**01473 211933**

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