

Unit 3 & 14 Dales Court Business Centre, Ipswich, IP1 4JR



Industrial/Storage  
Premises  
Rent £20,500 pax  
4,224 sq ft  
392 sq m

## To Let

- Good access to town and the A14
- Industrial/storage unit arranged over three floors with offices
- Available for immediate occupation
- 5 allocated car parking spaces



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# Details

## Location

Ipswich is the county town of Suffolk with a resident population of 133,000 and a retail catchment of approximately 330,000. The town is situated approximately 79 miles north east of central London, 43 miles south of Norwich and 18 miles north east of Colchester.

Dales Court Business Centre is located to the north west of Ipswich town centre. It is in close proximity to Norwich Road, which is one of the main arterial routes into the town centre from the A14.

The unit has access from the front and rear of the business centre.

## Description

The business centre comprises a development of terraced business units with part brick/blockwork elevations and profile sheet cladding above and to the roof.

Unit 3 and 14 have been connected to provide a ground floor industrial/storage area with the upper mezzanine levels providing a mixture of office and further storage areas. Ancillary accommodation includes kitchen an WC facilities.

The main office accommodation is fitted with a suspended ceiling incorporating fluorescent lighting, air-conditioning, raised access flooring and carpet floor coverings.

The premises benefits from a manual roller shutter door to front and rear.

## Accommodation

The property provides the following approximate gross internal floor areas:

Ground Floor	1,830 sq ft	(169.99 sq m)
First Floor	1,478 sq ft	(137.29 sq m)
Second Floor	917 sq ft	( 85.15 sq m)
Total GIA	4,224 sq ft	(392.43 sq m)

## Roller Shutter Doors

Width: 2.86 m  
Height: 3.08 m

## Business Rates

The property is assessed as follows:

Rateable Value:	£11,750
Rates Payable:	£5,863.25 per annum

The rates payable are based on a UBR for 2021/22 of £0.499 applied to the Rateable Value. Small business rate relief may be available providing 100% exemption and all interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

## Planning

We understand the premises falls within Class E light industrial and Class B2 General industrial use of the Town and Country Planning (Use Classes) Order 2020.

All interested parties should make their own enquiries with the local planning authority.

## Services

We understand the property is connected to three phase electricity, gas, water and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunication links.

## Local Authority

Ipswich Borough Council  
Grafton House  
15-17 Russell Road  
Ipswich  
Suffolk, IP1 2DE

Tel: 01473 432000

## Terms

The property is available on a new full repairing and insuring business lease at an initial rent of £20,500 per annum exclusive.

The rent is subject to VAT.

A service charge is payable, further details available upon request.

## Legal Costs

Each party is to be responsible for their own legal costs.



*Indicative floor plans - not to scale*

#### Particulars

Prepared in June 2021.

#### EPC

To be confirmed.

#### Viewing

Strictly by prior appointment with the sole agents:

#### Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

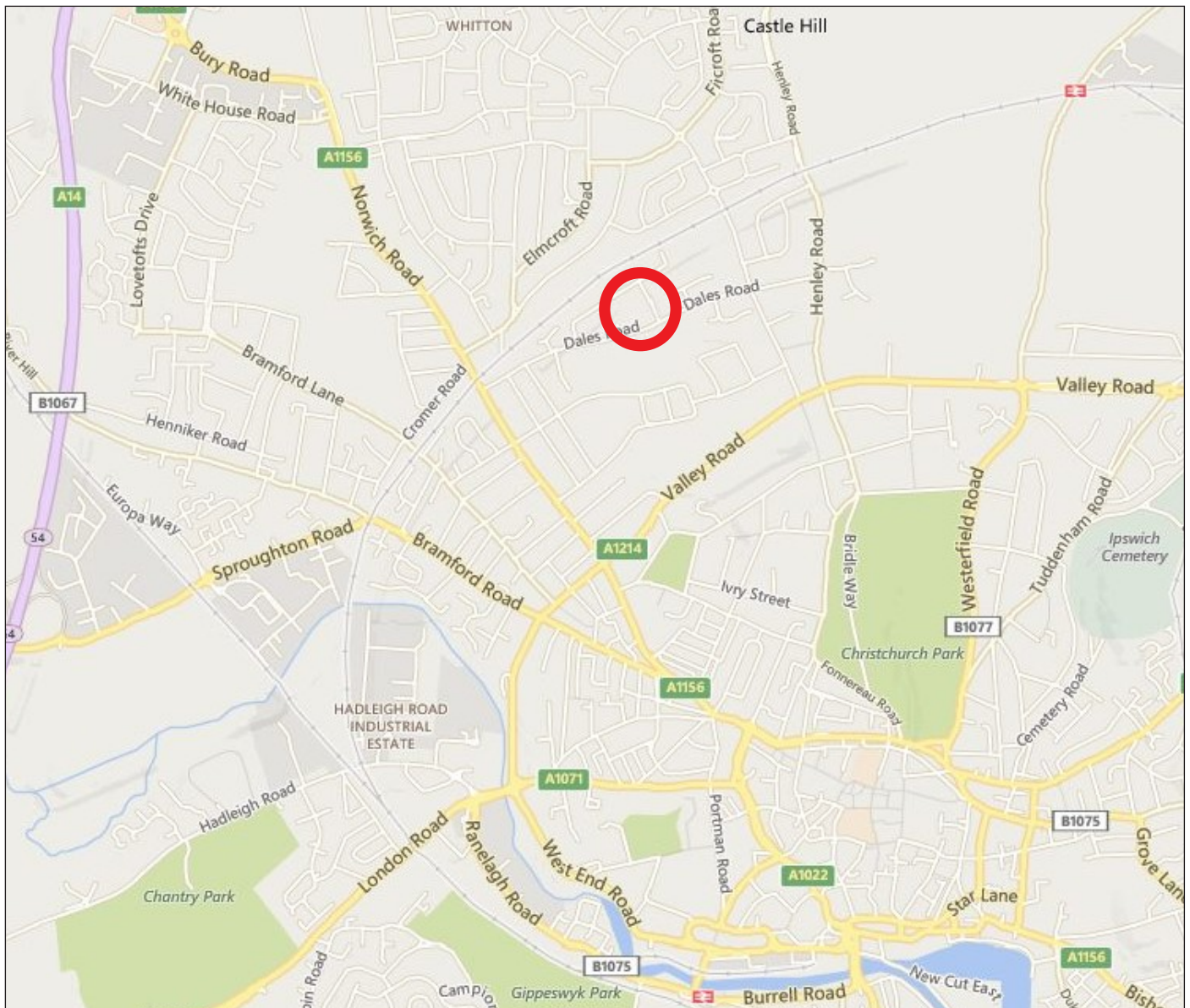
**01473 232 701**

**fennwright.co.uk**

Contact Hamish Stone

[hws@fennwright.co.uk](mailto:hws@fennwright.co.uk)





For further information

**01473 232701**

**fennwright.co.uk**

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