

Unit 5 Quadrangle Centre, The Drift, Ipswich, IP3 9QR



Light industrial/warehouse unit

- A14 within about 1 mile
- 4,194 sq ft plus 890 sq ft mezzanine
- Eaves height 3.67 m to 5.3 m
- Gas fired heating

For Sale or
To Let
5,084 sq ft
(472.32 sq m)



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Details

Location

The property is situated within The Quadrangle Centre on The Drift, approximately 1 mile from the A14 Ransomes Europark intersection and 2.5 miles south east of Ipswich town centre.

Description

The property is shown on the site plan edged red for identification purposes only and comprises an 'L' shaped building of steel frame construction with steel trussed rafter roof. The internal walls are of blockwork, with profile sheet cladding to the external elevations and roof, which incorporates translucent panels.

The lower height section of the building is served by a glazed customer entrance with external security shutter. Ancillary accommodation in this area includes office, tea point, male/disabled and female WC facilities.

The higher height section of the building is served by a concertina loading door and includes a useful mezzanine area providing additional storage.

The premises are fitted with fluorescent and sodium lighting, fire alarm, intruder alarm and gas fired warm air heater.

A surfaced yard area provides parking and loading facilities.

Accommodation

The property provides the following approximate floor areas and dimensions:

Lower Section	2,818 sq ft (261.84 sq m)
Higher Section	1,376 sq ft (127.80 sq m)
Mezzanine	<u>890 sq ft (82.68 sq m)</u>
Total Gross Internal Floor Area	5,084 sq ft (472.32 sq m)

Lower Section Eaves Height:	3.67 metres
Higher Section Eaves Height:	5.30 metres
Loading Door: Width	3.00 metres
Height	3.00 metres

Business Rates

The property is assessed as follows:

Description: Warehouse & Premises
Rateable Value: £18,500
Rates Payable (2021/22): £ 9,231.50 per annum

Planning

Planning consent was originally granted in January 1990 for the conversion of a former warehouse building to create 17 light industrial business units including these premises. The premises have most recently been used for warehousing purposes with ancillary offices.

All interested parties should make their own enquiries with the local planning authority regarding their proposed use of the premises.

Services

We understand that the premises are connected to mains water, three phase electricity, drainage and gas.

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 of those serving the property including IT and telecommunication links.

Local Authority

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

Telephone: 01473 432000

Terms

Offers are invited in the region of £295,000 for the freehold interest with vacant possession upon completion.

Alternatively the premises are available on a new business lease, upon terms to be agreed and at an initial rent of £23,500 per annum exclusive.

VAT

The rent and sale price will be subject to VAT.

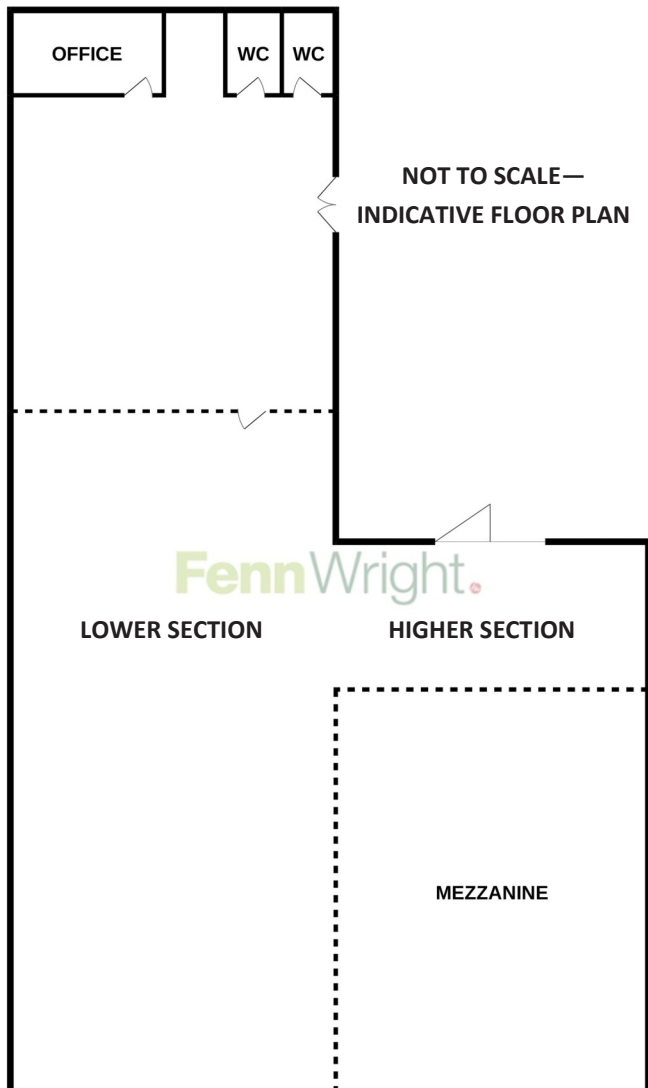
Estate Charges

An estate charge is payable in relation to the maintenance of the common parts of the estate.

The quarterly charge is currently £476.75.



NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



Particulars

Property details prepared in November 2021.

Energy Performance Certificate Rating

C (74)

Viewing

Strictly by prior appointment with the sole agents:

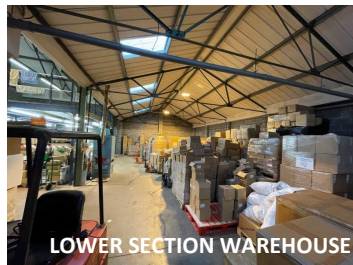
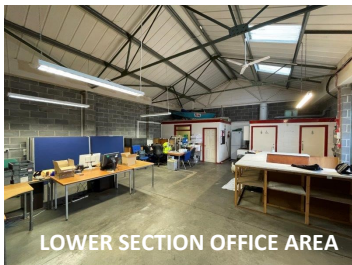
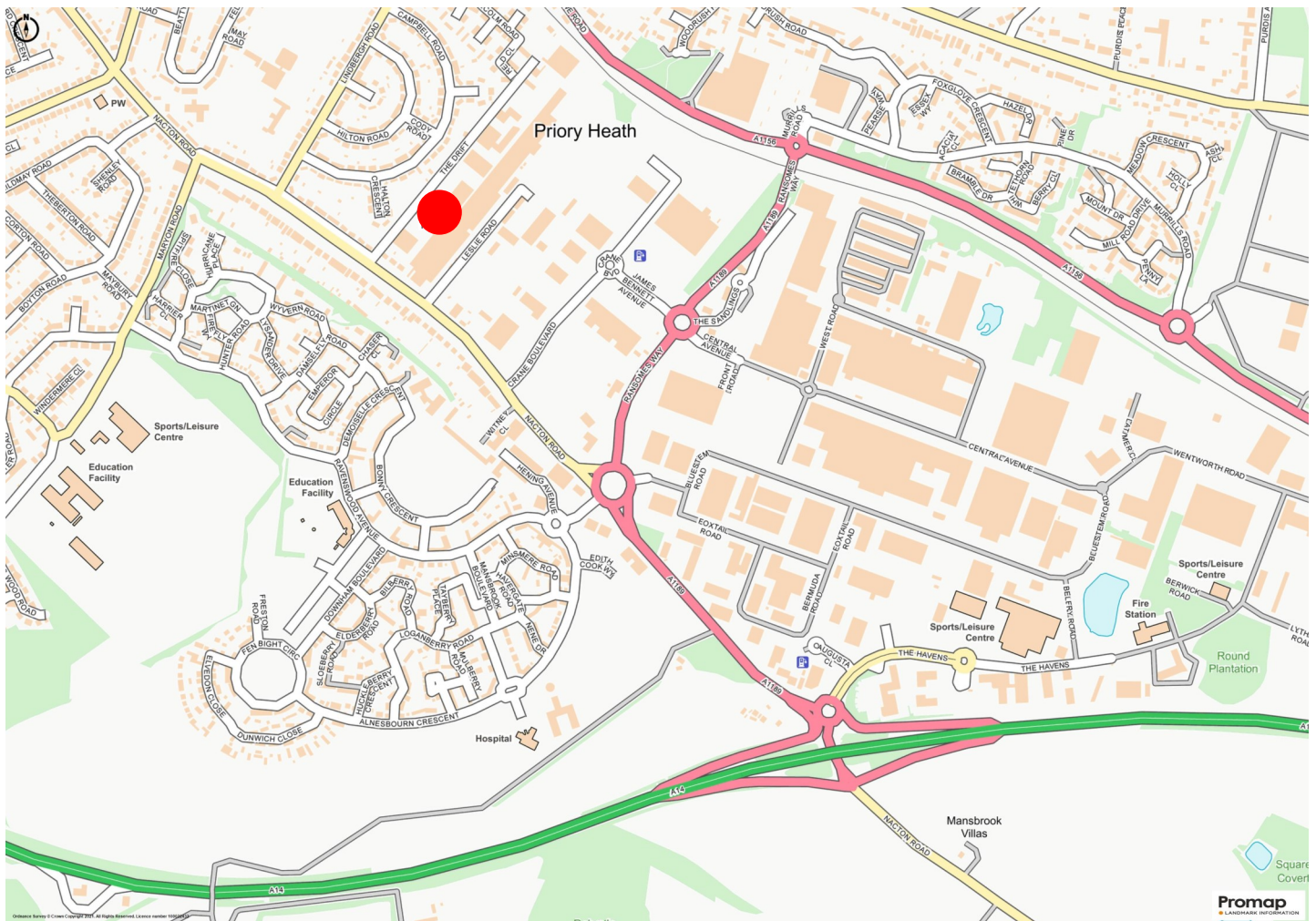
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