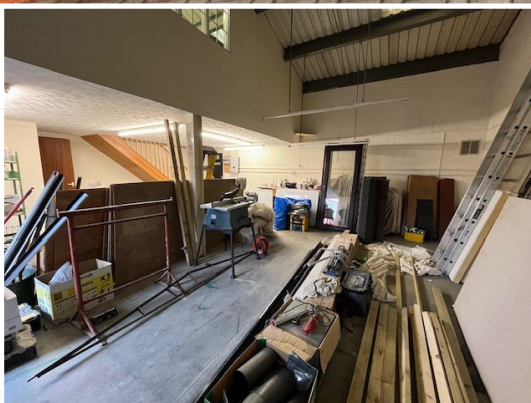


Unit 22 Brookhouse Business Park, Hadleigh Rd Ind. Estate, Ipswich, IP2 0EF



Business Unit
with
Mezzanine

For Sale

- Good access to the A12/A14 interchange and Ipswich town centre
- Forecourt car parking and loading facilities
- Gross internal floor area 938 sq ft (87 sq m)
- Guide price £125,000



- Most Active Agent Essex 2019, 2020, 2021 & 2022
- Most Active Agent Suffolk 2020 & 2022
- Dealmaker of the Year Essex 2019 & 2020
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- Dealmaker of the Year South East 2021 & 2022



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Details

Location

Brookhouse Business Park is situated on the Hadleigh Road Industrial Estate and comprises a small business park accommodating a wide range of businesses.

The business park is approximately 1.5 miles to the west of Ipswich town centre. The A14/A12 Copdock Interchange is within about 3 miles and provides access to Felixstowe, Colchester and the national motorway network.

Description

The premises comprise a mid terrace business unit with brick and blockwork elevations, profile sheet cladding to the upper parts of the elevations and beneath a pitched profile sheet clad insulated roof, incorporating translucent panels.

The unit provides workshop/light industrial accommodation with WC on the ground floor. A mezzanine provides ancillary office and storage accommodation.

The specification includes fluorescent strip lighting, 3-phase electricity and electric night storage heaters.

The unit is served by an up and over shutter door and a forecourt provides parking and loading facilities.

Accommodation

The premises provide the following approximate gross internal floor areas:

Ground Floor (inc. WC)	676 sq ft (62.78 sq m)
First Floor Mezzanine	262 sq ft (24.36 sq m)
Total Gross Internal Floor Area	938 sq ft (87.14 sq m)

Roof Heights

Eaves: 3.99 m | Apex: 4.58 m | U/S Mezz: 2.14 m

Business Rates

The property is assessed as follows:

Rateable Value: £5,900

Rates Payable: £2,944.10 per annum

The rates payable are based on a UBR for 2023/24 of £0.499 applied to the Rateable Value. Small business rate relief may be available providing up to 100% exemption and all interested parties should speak to the local authority to verify their liability.

Local Authority

Ipswich Borough Council

Grafton House

15-17 Russell Road

Ipswich

Suffolk

IP1 2DE

Telephone: 01473 432000

Services

We understand that the property is connected to main three -phase electricity, 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 providers in connection with the availability and capacity of all those serving the property, including IT and telecommunication links.

Terms

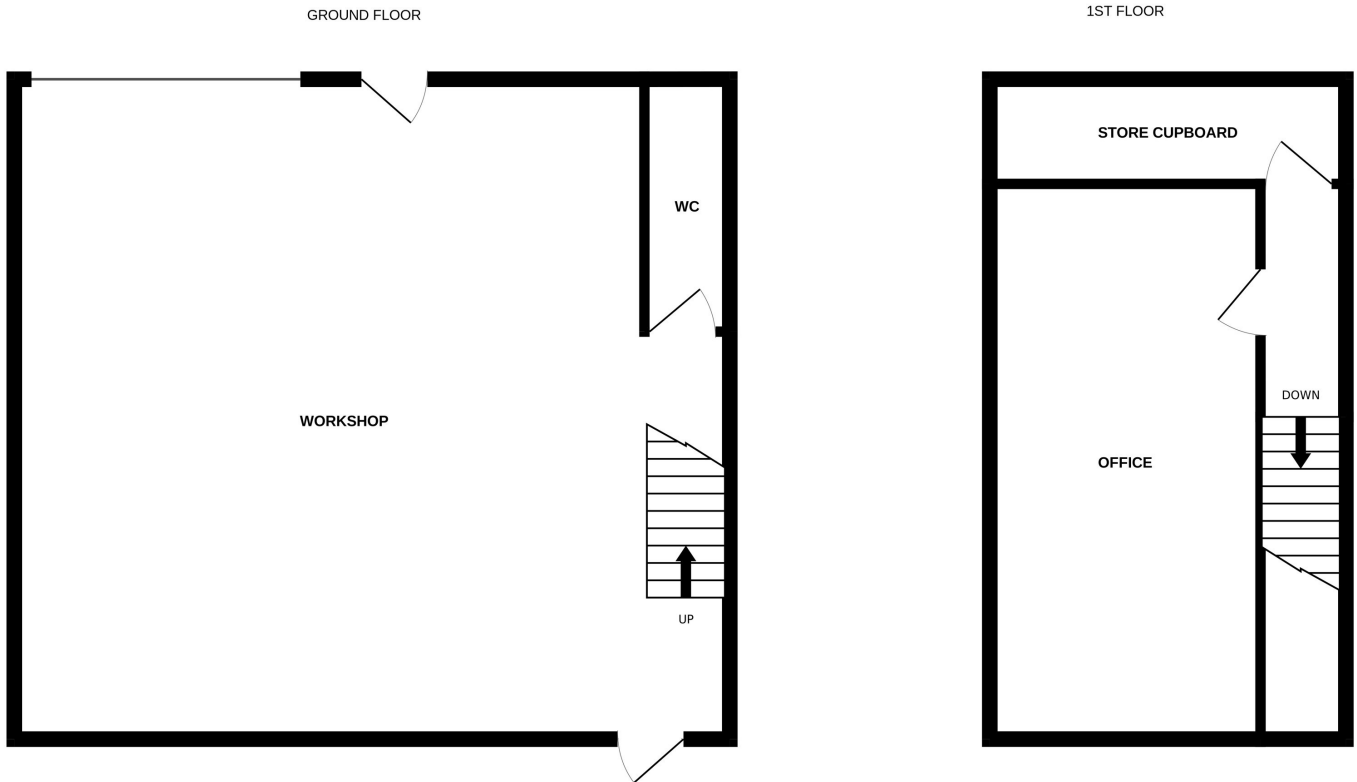
Offers are invited in the region of £125,000 for the freehold interest with vacant possession upon completion.

The property is not VAT elected.

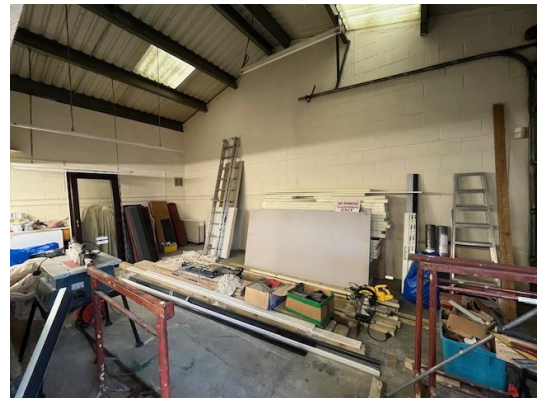
An estate charge is payable in relation to the common areas of the estate. Further details available upon request.

Legal Costs

Each party to be responsible for their own legal costs.



INDICATIVE FLOOR PLAN - NOT TO SCALE



Particulars

Prepared in January 2024.

EPC

To Be Provided.

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



For further information call

01473 232701

or visit fennwright.co.uk

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- v. All quoting terms may be subject to VAT at the prevailing rate from time to time
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