

Venture House, 11 Arkwright Road, Hadleigh Road Industrial Estate, Ipswich, IP2 0UB



## Freehold For Sale

- Good access to A12/A14 and Ipswich town centre.
- Secure Yard.
- Site area 0.47 acres (0.188 hectares).
- Maximum eaves height 5.11 metres.
- Full width sliding/folding shutter door.

Detached  
Industrial  
Premises  
(11,016 sq. ft.)  
1,023 sq. m.



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# Details

## Location

Ipswich is the county town of Suffolk with a resident population of approximately 130,000. Hadleigh Road Industrial Estate is situated to the west of the town centre. The A12/A14 Copdock intersection is within about 2.5 miles and provides excellent road communications with the Port of Felixstowe, 8 miles distant, London and the national motorway network (see location plan on back page).

The property is situated on Arkwright Road, opposite Travis Perkins.

## Description

The property comprises a steel portal frame building with brick and profile sheet/corrugated asbestos cladding to the elevations, under a pitched corrugated asbestos roof, incorporating translucent roof panels. A modern steel frame extension, constructed with brick/block cladding to the elevations with composite sheet panelling above and to the roof, provides a delivery bay and further storage. Access to the main building is via a full width sliding/folding shutter door, the delivery bay being fitted with a further roller shutter door.

Ancillary accommodation includes pre-fabricated office, restroom and toilet facilities and the premises are fitted with sodium lighting. An oil fired, warm air heater is situated to the rear of the premises although has never been used by the current owners.

A secure yard provides loading, external storage and parking.

NB: The 7 tonne gantry crane is to be removed from the premises.

## Accommodation

The premises provides the following approximate floor areas and dimensions:

Main building	8,873 sq. ft.	( 824.28 sq. m.)
Extension	<u>2,143 sq. ft.</u>	<u>( 199.12 sq. m.)</u>

Total gross internal Floor area	11,016 sq. ft.	(1,023.40 sq. m.)
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The ancillary office and kitchen extend to 106 sq. ft. (9.8 sq. m.) each.

## Main building:

Eaves height	5.10 metres
Underside of haunch	4.62 metres
Shutter door height height	5.28 metres

## Loading bay:

Eaves height - rear section	4.30 metres
Eaves height - front section	5.10 metres

## Roller Shutter Door:

Width	4.71 metres
Height	3.97 metres

## Services

The premises are understood to be connected to mains water, 3-phase electricity and foul 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 of those serving the property including IT and telecommunication links.

## Planning

The premises were previously used for Class B8 (warehousing and storage) use. Planning permission was granted in September 2019 for a small extension to the front of the original building and a change of use to Class B2 (general industrial) use, for the handling and fabrication of steel (reference IP/19/00658/FUL).

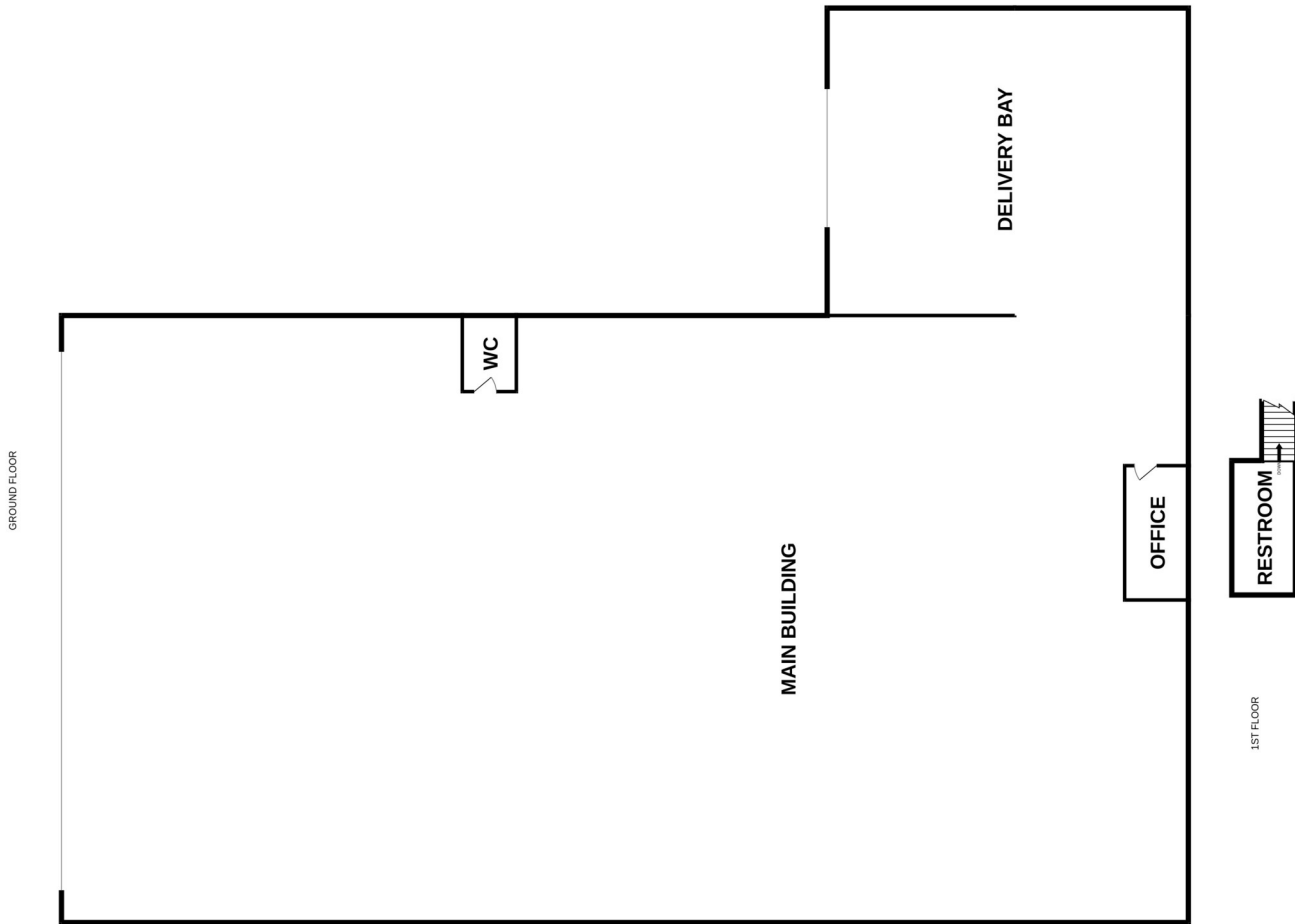
The property is considered suitable for a variety of light industrial, general industrial and warehouse uses, subject to planning. All interested parties should make their own enquiries with the local planning authority.

## Business Rates

The property is assessed as follows:

Rateable Value	£46,500.00
Rates payable (2023/24)	£23,203.50pa

All interested parties should make their own enquiries with the local rating authority to verify their rates liability.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or condition can be given.  
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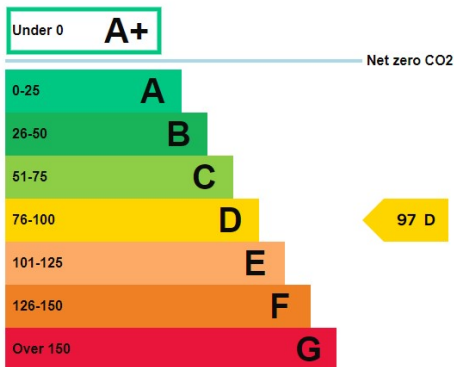
**NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

**Terms**

Offers are invited in the region of £950,000 for the freehold interest with vacant possession upon completion.

The property is VAT elected.

**Energy Performance Certificate**



**Local Authority**

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, Suffolk, IP1 2DE - Tel: 01473 432000



**Particulars**

Property details prepared in January 2024.

**Viewing**

Strictly by prior appointment with the sole agents:

**Fenn Wright**  
 1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**

**fennwright.co.uk**

Contact **Alistair Mitchell**  
 agm@fennwright.co.uk





For further information call

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