

Former Depot, Beaconsfield Road, Ipswich, IP1 4AD



Secure
Depot with
Large Yard

To Let

- Warehouses, workshop, offices and large surfaced yard
- GIA 9,312 sq ft (865 sq m)
- Site area 0.83 acres (0.336 hectares)
- Rent £52,500 per annum exclusive
- Available from late March 2024



- Most Active Agent Essex 2019, 2020, 2021 & 2022
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Details

Location

The property is located on Beaconsfield Road off Bramford Road to the north west of the town centre close to the junction with Yarmouth Road. The site is within close proximity of Sproughton Road and London Road which are two of the main arterial roads into the town centre from the A12/A14 (see location plan on back page).

The A14 provides excellent road communications with Felixstowe Port to the east, the midlands to the north and London via the A12.

Description

The property comprises a warehouse, workshop, detached two storey office and further store to the rear.

The main building is split into three individual areas incorporating a workshop with first floor mezzanine providing a meeting room, WCs and store room; open fronted store and further store. The building is of steel portal frame construction with brick/blockwork and corrugated asbestos cladding to the elevations under a mono pitch corrugated asbestos roof with translucent panels. The workshop is fitted with an inspection pit, three phase electricity, air-line & compressor and both sodium & fluorescent lighting is available in all bays.

The rear store is of similar construction, under a pitched roof, served by a sliding door and fitted with surface mounted fluorescent lighting.

The detached office building is of masonry construction under a flat roof. The premises are fitted with LED lighting, part secondary glazing, power points and carpet flooring. Toilets are provided on both floors.

The property benefits from a large surfaced yard area.

Accommodation

The property provides the following approximate gross internal floor areas and dimensions:

Main building	573.28 sq m	(6,171 sq ft)
<i>Incorporating</i>		
Workshop inc. mezz	234.15 sq m	(2,520 sq ft)
Open fronted store	188.85 sq m	(2,033 sq ft)
Store	150.27 sq m	(1,618 sq ft)
Rear Store	212.44 sq m	(2,287 sq ft)
Offices	79.35 sq m	(854 sq ft)
Total Gross Internal Area	865.07 sq m	(9,312 sq ft)

Ceiling Heights

Main building
Eaves height: 5.48 m
Apex height: 7.23 m

Rear store
Eaves height: 4.72m
Apex height: 6.74m

Services

The premises are connected to mains water, three phase electricity 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 of those serving the property including IT and telecommunication links.

Business Rates

The property is assessed as follows:

Rateable value	£41,750
Rates payable (2023/24)	£20,833.25 per annum

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

Planning

The property is currently used as a depot for a highways maintenance business.

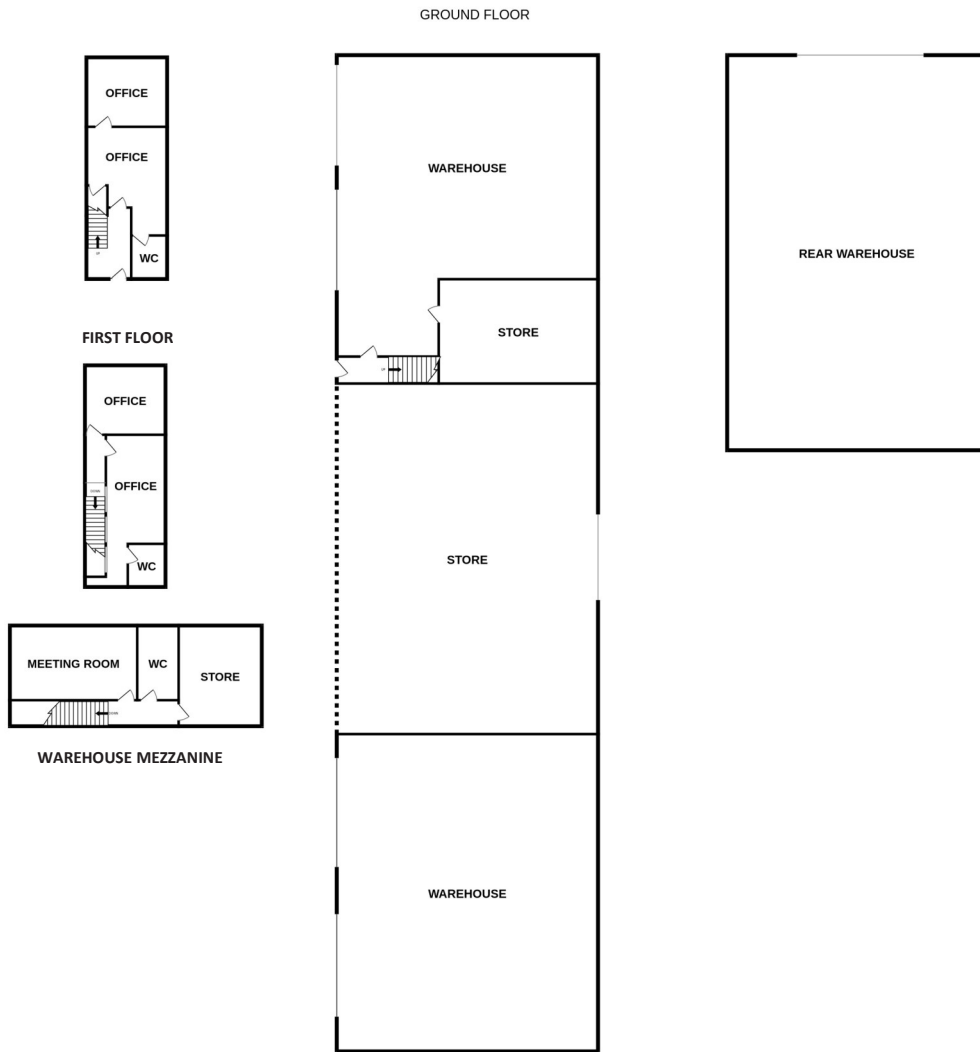
The rear store has temporary permission for general warehouse uses ancillary to the main haulage yard, outlined in blue on the following page. The permitted hours of use are 06.30—19.30 hours Monday to Friday and 06.30—12.00 Saturdays. We understand the permission has been renewed on a number of occasions with the most recent planning permission expiring on the 7th February 2028. See application reference number IP/22/02879/FUL for further information.

All interested parties should make their own enquiries with the local planning authority to confirm their intended use.

Local Authority

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

T: 01473 432000



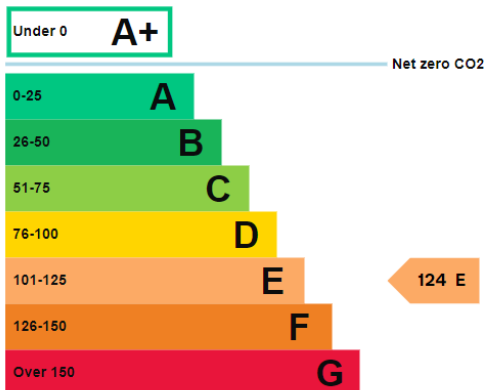
Terms

The property is available to let on a new full repairing and insuring business lease on terms to be agreed and at an initial rent of £52,500 per annum exclusive.

Legals Costs

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

Energy Performance Certificate



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 **Hamish Stone**

hws@fennwright.co.uk



For further information call

01473 232 701

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