



NEW LEASE AVAILABLE

Secure Haulage Yard

**The Tullett Yard, Lady Lane Industrial Estate,
Hadleigh, Suffolk, IP7 6BQ**

RENT

£45,000

per annum

GROSS SITE AREA

1.64 acres

[0.664 hectares]

IN BRIEF

- » Secure haulage yard on established industrial estate
- » Hard surfaced with flood lighting
- » Prefabricated ancillary building
- » Gross site area 1.64 acres (0.664 hectares)
- net useable area 1.36 acres (0.55 hectares)

LOCATION

Hadleigh is situated approximately 9 miles west of Ipswich, 12 miles north of Colchester and a short distance from the A12 and A14 trunk roads.

The Lady Lane Industrial Estate is situated adjacent to the A1071 Hadleigh Bypass and the haulage yard is located towards the southern end of the estate (see location plan).

DESCRIPTION

The property is shown edged red for identification purposes only on the site plan and comprises a hard surfaced, fenced haulage yard which benefits from flood lighting and galvanised security fencing. A pre-fabricated building, internally measuring 2.76 metres by 9.47 metres is included and provides offices together with tea making and toilet facilities.

Based upon Ordnance Survey Promap calculations the site has a gross area of 1.64 acres (0.664 hectares) and a useable yard area of 1.36 acres (0.55 hectares).

SERVICES

We understand that the property is connected to mains 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 companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.





BUSINESS RATES

The premises are currently assessed as follows:

Rateable Value	£23,250.00
Rates Payable (2024/2025):	£11,601.75 per annum

The rates payable are based on the current UBR of £0.499.
All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

LOCAL AUTHORITY

Babergh Mid Suffolk Council
Endeavour House
8 Russell Road
Ipswich, Suffolk, IP1 2BX

Telephone: 0300 123 4000

TERMS

The premises are available on a new business lease upon terms to be agreed and at an initial rent of £45,000 per annum exclusive.

The property is VAT elected and VAT will be chargeable upon the rent.

LEGAL COSTS

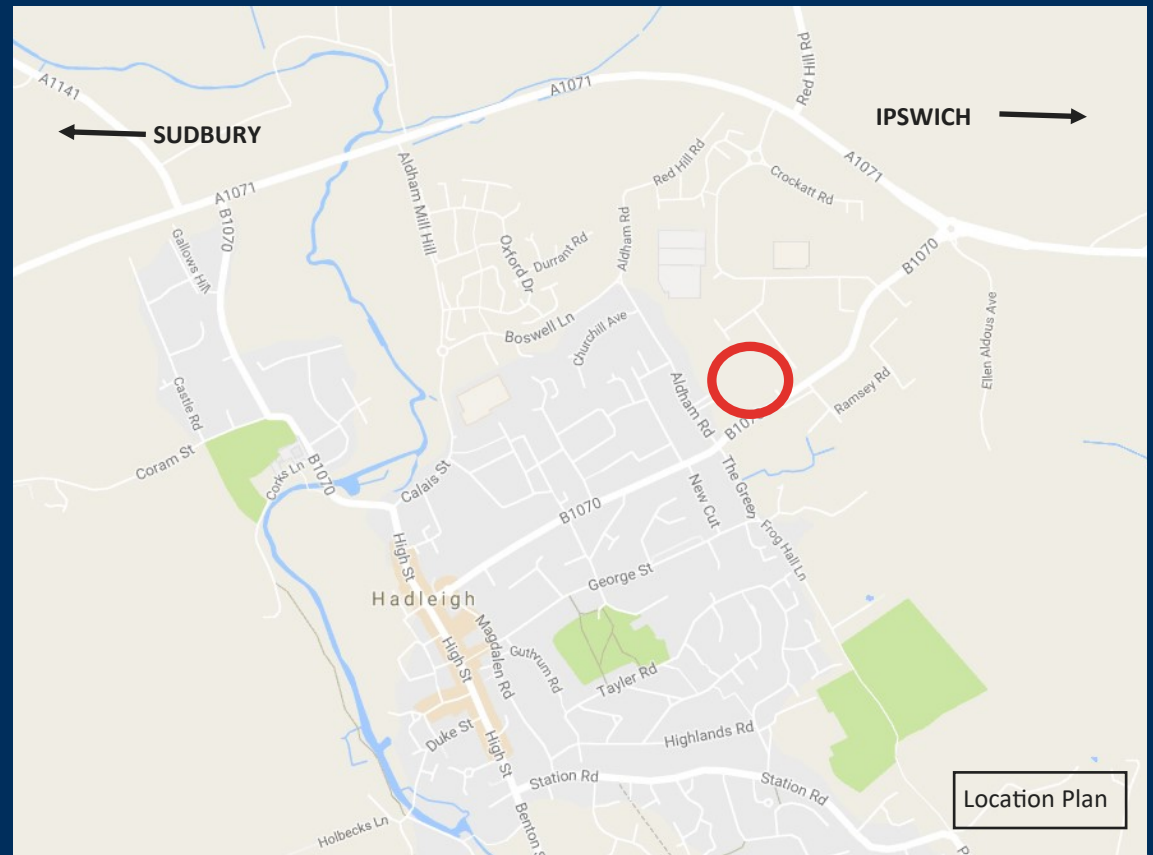
Each party will be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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1 Buttermarket
Ipswich
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