

## Warehouse Premises at Hall Road, Silverlace Green, Parham, Woodbridge, Suffolk IP13 9AD



### FREEHOLD FOR SALE

- Within 1.7 miles of A12
- GIA 29,424 sq ft (2,734 sq m)
- Eaves height 8.3/8.6 metres
- Ancillary offices
- Large secure yard
- Site area 1.7 acres (0.689 Ha.)

Detached  
Warehouse with  
Secure Yard



**RICS**

the mark of  
property  
professionalism  
worldwide

# Details

## Location

The property is located in Hall Road, Silverlace Green, to the south east of Parham village. The A12 is within 1.7 miles at Little Glemham and provides access to Woodbridge (8.5 miles), the county town of Ipswich (16.6 miles) and the Port of Felixstowe (21.5 miles) all to the south and Lowestoft (29.4 miles) to the north.

## Description

The property comprises a detached warehouse/ industrial building of steel portal frame construction with profile sheet cladding to the elevations and roof, incorporating translucent panels.

Internally a combination of sectional concrete walls and profile sheet cladding is provided to a height of approximately 4 metres around the perimeter and the building is served by three powered roller shutter doors, LED lighting, alarm and CCTV.

Two stores are located to the rear of the building. The larger store is served by two roller shutter doors and includes a first floor level (not inspected).

Ancillary accommodation located at the front of the building includes kitchen and WC facilities and a further prefabricated building provides air conditioned offices, a further toilet and locker room.

The property benefits from an extensive secure yard, the majority of which has a concrete surface and is shown on the site plan opposite, edged red for identification purposes only.

## Accommodation

The premises provide the following approximate dimensions and floor areas:

### Gross Internal Floor Area

Main Warehouse:	26,152 sq ft	(2,429.62 sq m)
Kitchen/WC's:	381 sq ft	( 35.36 sq m)

### Rear Stores

Single Level:	462 sq ft	( 42.94 sq m)
Ground Floor of Two Storey Section:	2,128 sq ft	( 197.69 sq m)

### Prefabricated Offices,

Locker Room and WC :	301 sq ft	( 27.96 sq m)
----------------------	-----------	---------------

### Total Gross

Internal Area:	29,424 sq ft	(2,733.57 sq m)
----------------	--------------	-----------------

Eaves Height:	8.3 - 8.6 metres
Apex:	10.0 metres
Roller Shutter Doors:	Width: 4.2 metres Height: 5.5 metres

The gross site area is approximately 1.70 acres (0.689 ha), subject to survey.

## Services

It is understood that the premises are served by mains three phase electricity and water and are connected to a private foul drainage system.

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.

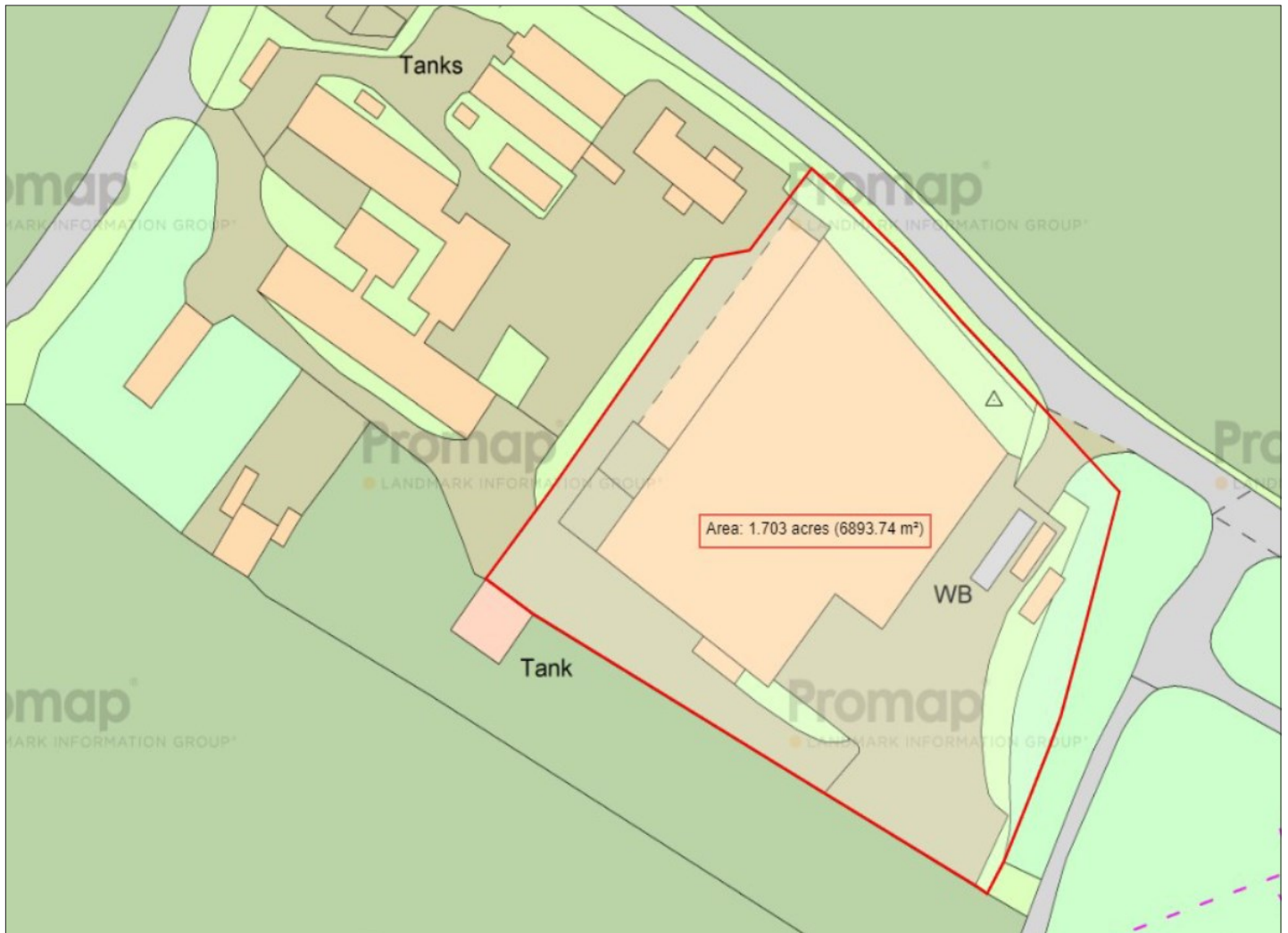
## Planning

Planning consent was granted in May 2022 for the change of use of the property from a waste transfer station to Use Classes B2, B8 and E(g) (i, ii, iii) (light/general industrial, warehouse and storage & office use) (Reference DC/22/1014/FUL).

The conditions of the planning consent limit delivery of goods, removal of waste and working hours from between 08:00 hours and 18:00 hours Monday to Saturday excluding Sundays and Bank Holidays.

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





**NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

#### Business Rates

The property is assessed as follows:

Rateable Value                    £72,500  
Rates Payable (2024/2025): £39,585 per annum

The rates are based on a UBR of 54.6p in the pound.

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

#### Local Authority

East Suffolk District Council, East Coast House, Station Road, Melton, Woodbridge, Suffolk, IP12 1RT.  
Tel: 01394 383789.

#### Terms

Offers are invited in the region of £1,600,000 for the freehold interest with vacant possession upon completion.

#### VAT

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

#### Energy Performance Certificate

Rating C (58)

#### Particulars

Particulars prepared in March 2024.

#### Viewing

Strictly by prior appointment with the sole agents:

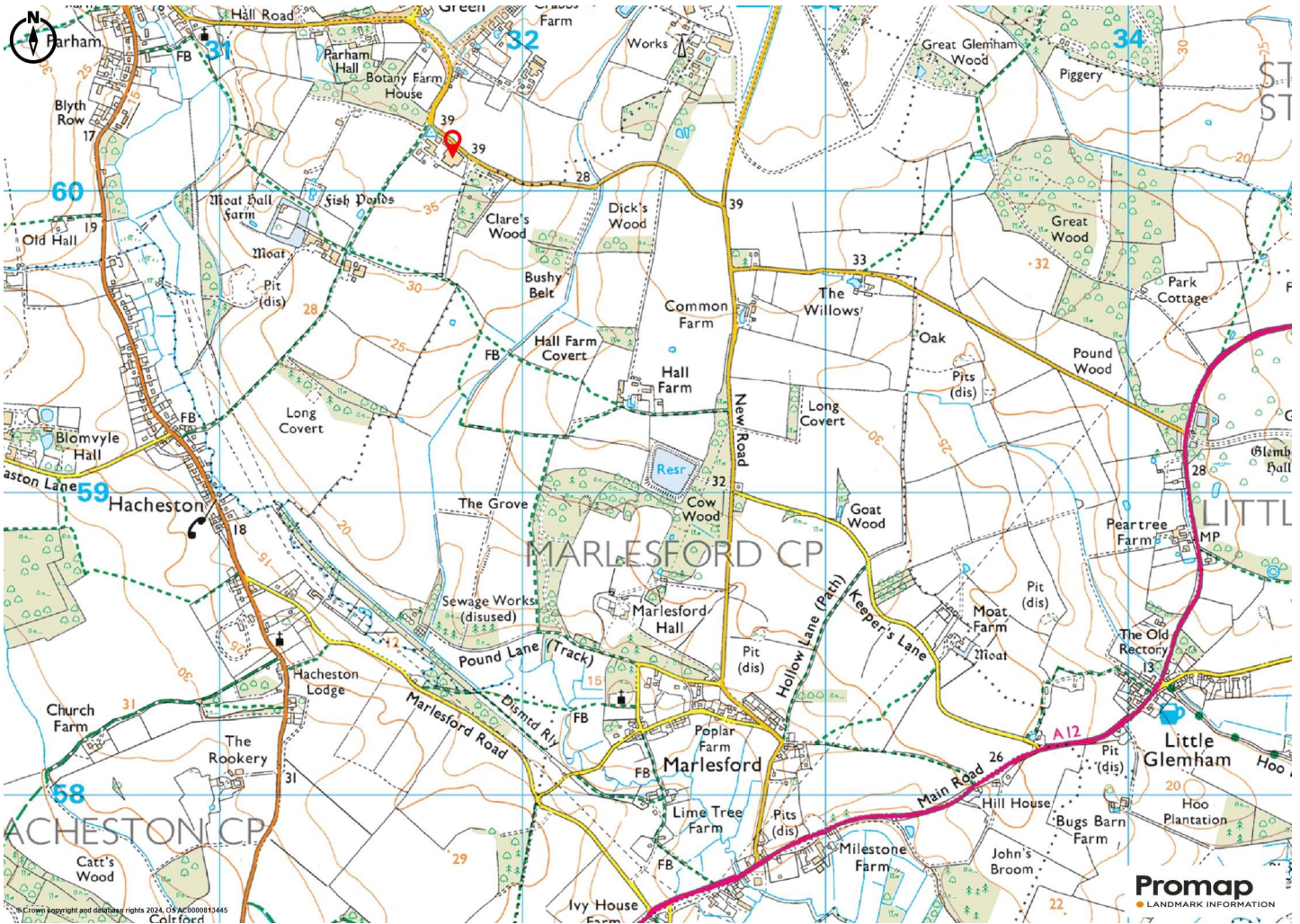
#### Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**

[www.fennwright.co.uk](http://www.fennwright.co.uk)

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



For further information call

**01473 232 701**

or visit [fennwright.co.uk](http://fennwright.co.uk)

Fenn Wright for themselves and for the vendors or lessors of this property whose agents they are give notice that:

- i. The particulars are set out as a general outline for the guidance of intending purchasers or lessees; and do not constitute, nor constitute part of, an offer or contract.
- ii. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- iii. The vendor or lessor does not make or give, and neither Fenn Wright nor any person in their employment has the authority to make or give, any representation or warranty whatsoever in relation to this property.
- iv. All statements contained in these particulars as to this property are made without responsibility on the part of Fenn Wright or the vendor/lessor.
- v. All quoting terms may be subject to VAT at the prevailing rate from time to time.
- vi. Fenn Wright have not tested any electrical items, appliances, any plumbing or heating systems and therefore, cannot give any warranty or undertaking as regards their operation or efficiency.

Fenn Wright is a Limited Liability Partnership, trading as Fenn Wright. Registered in England under no. OC431458. Registered office: 1 Tollgate East, Stanway, Colchester, Essex, CO3 8RQ. A list of members is open to inspection at our offices.

