



AVAILABLE TO LET

Light industrial / warehouse premises with offices

6 Appletree Barns, Folly Lane, Copdock,
Ipswich, Suffolk, IP8 3JQ

RENT

£21,000
per annum

AVAILABLE AREA

2,205 sq ft
[204.9 sq m]

IN BRIEF

- » Open plan warehouse space
- » Offices, stores, kitchenette & W/C
- » Large glazed elevation providing excellent natural light
- » Three phase power, fibre internet & heating / cooling
- » Excellent access to A12 / A14

LOCATION

The property is located down Folly Lane, Copdock, which is very easily accessible and located within only 1/2 mile from the A12 dual carriageway. Ipswich and Colchester are approximately 5 and 12 miles distant.

DESCRIPTION

The premises are self-contained with a large glazed elevation providing excellent levels of natural light. High bay lighting is provided, along with ceiling mounted heating / cooling units (not tested). Three phase power is available within the warehouse, with eaves height of approx. 4.1m and pitch height of 4.68m. Part of the area features restricted head height. There is also a loading door providing access to the open plan warehouse space (not suitable for vehicle access).

The unit benefits from two carpeted office / reception areas, two small store rooms, a large open plan kitchenette / meeting area, and W/C facility.

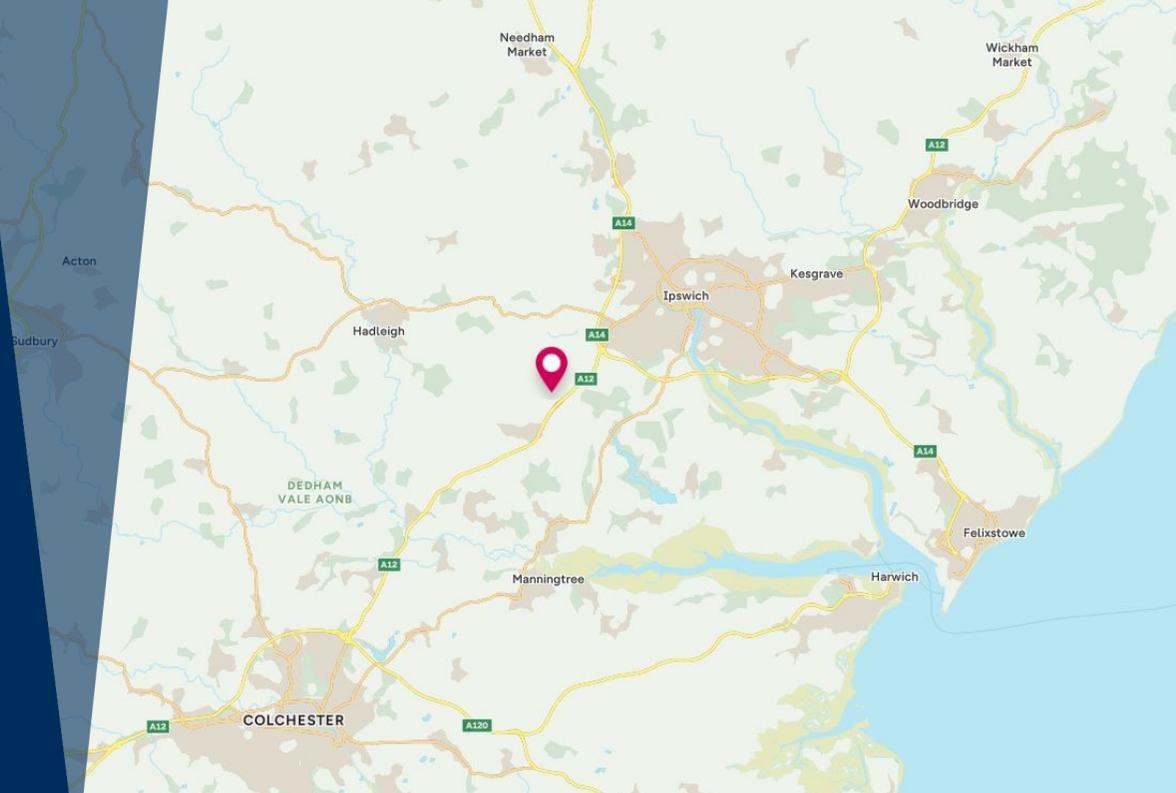
There is a 1GB fibre line to the site, available at a monthly cost of £1.00 per MB with speeds to suit the occupier.

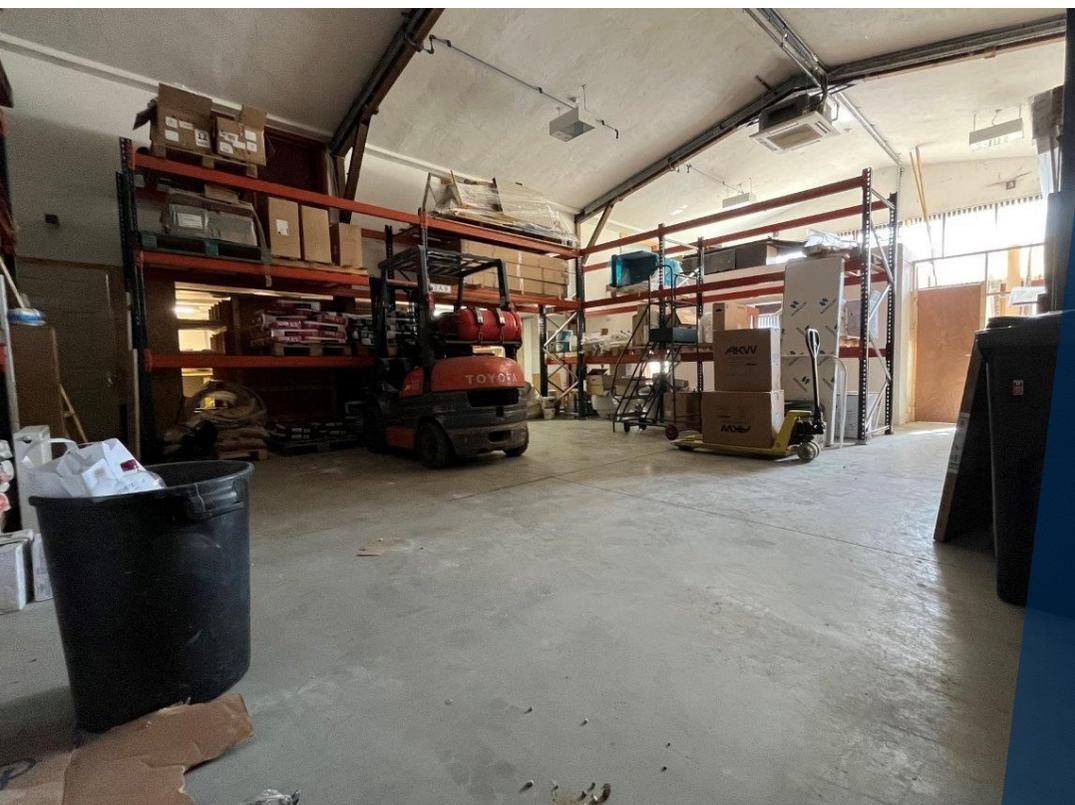
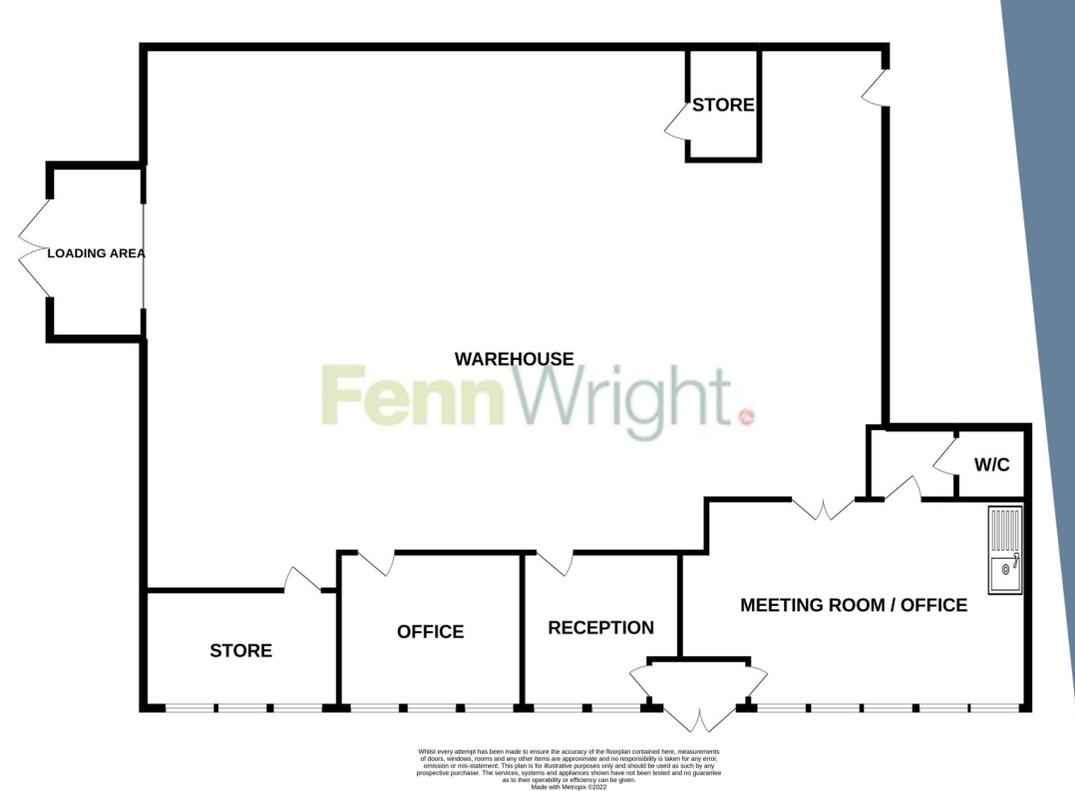
Externally, there is excellent car parking on site (exact number of spaces to be agreed), plus shared visitor spaces.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Unit 6: 2,205 sq ft [204.9 sq m] approx.





TERMS

The premises are available to let on a new effective full repairing and insuring lease, with lease length and terms to be agreed, at a rent of £21,000 per annum plus VAT.

SERVICE CHARGE

We are advised that there is no service charge applicable. The rent is inclusive of external buildings and grounds maintenance.

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the landlord with the cost to be recovered from the tenant. For the current year the approximate cost is £TBC plus VAT.

BUSINESS RATES

We are advised that the premises have a rateable value, with effect from the 1st April 2023, of £13,000.

For rateable values between £12,000 - £15,000, concessionary rate relief may be available, subject to eligibility.

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities.

ENERGY PERFORMANCE CERTIFICATE [EPC]

We have been advised that the premises fall within class B (36) of the energy performance assessment scale.

A full copy of the EPC assessment is available upon request.

VAT

We are advised that VAT will be applicable on the rent. All rents and prices are exclusive of VAT under the Finance act 1989.

LEGAL COSTS

Each party will bear their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:

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Particulars created 18 June 2024

