



BT Fleet, Adastral Park, Martlesham, Ipswich. IP5 3RE

5,508ft² (511.75m²)

- Industrial premises available immediately
- Located on a secure site with a large external yard

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Avison Young

65 Gresham Street
London
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Industrial building for lease

BT Fleet, Adastral Park, Martlesham, Ipswich. IP5 3RE

Property Description

The property is a stand alone vehicle servicing facility of portal frame construction with office and amenity at first floor. The accommodation provides one large single, one large double and one smaller service bays, each accessed by 4 shutter doors in total.

Externally the site sits on a secure site with a large external yard space.

Specification

- 4 shutter doors
- Gas radiant heaters
- Minimum eaves height of 5.5m
- Large external yard space
- On a secure site with excellent security
- Dedicated car parking area
- Office space and break out space
- Ground floor reception with separate customer entrance
- WC facilities

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Area (GIA)	Sq ft	Sq m
Workshop	4,859	451.46
Office/Ancillary	649	60.29
Total	5,508	511.75

Location

Located on Adastral Park, the site is accessed directly off Barrack Square through the BT security access point onto the business park.

The site sits adjacent to the A12, which provides access to Martlesham and Woodbridge to the North and the A14 to the South. The site sits approximately 19 minutes (7 miles) East of Ipswich town centre.

Legal Costs

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

VAT

VAT if applicable will be charged at the standard rate.

Rates

On request from the marketing agents the apportioned rates payable.

EPC

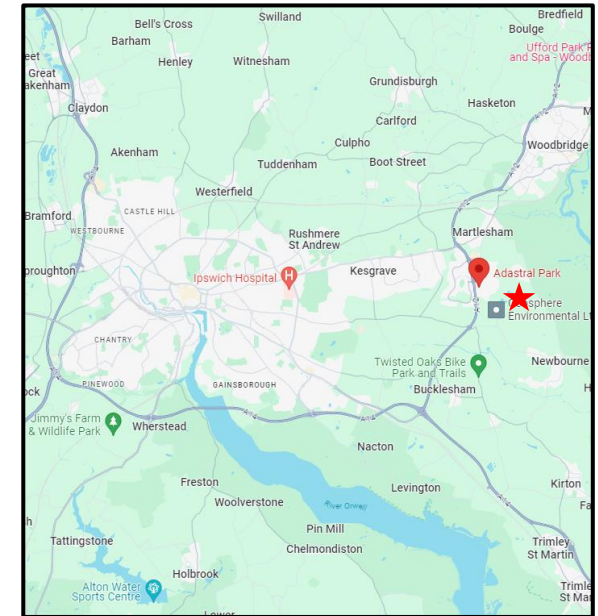
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Tenure

The unit is available by way of a new sublease of the remaining term, expiring November 2030.

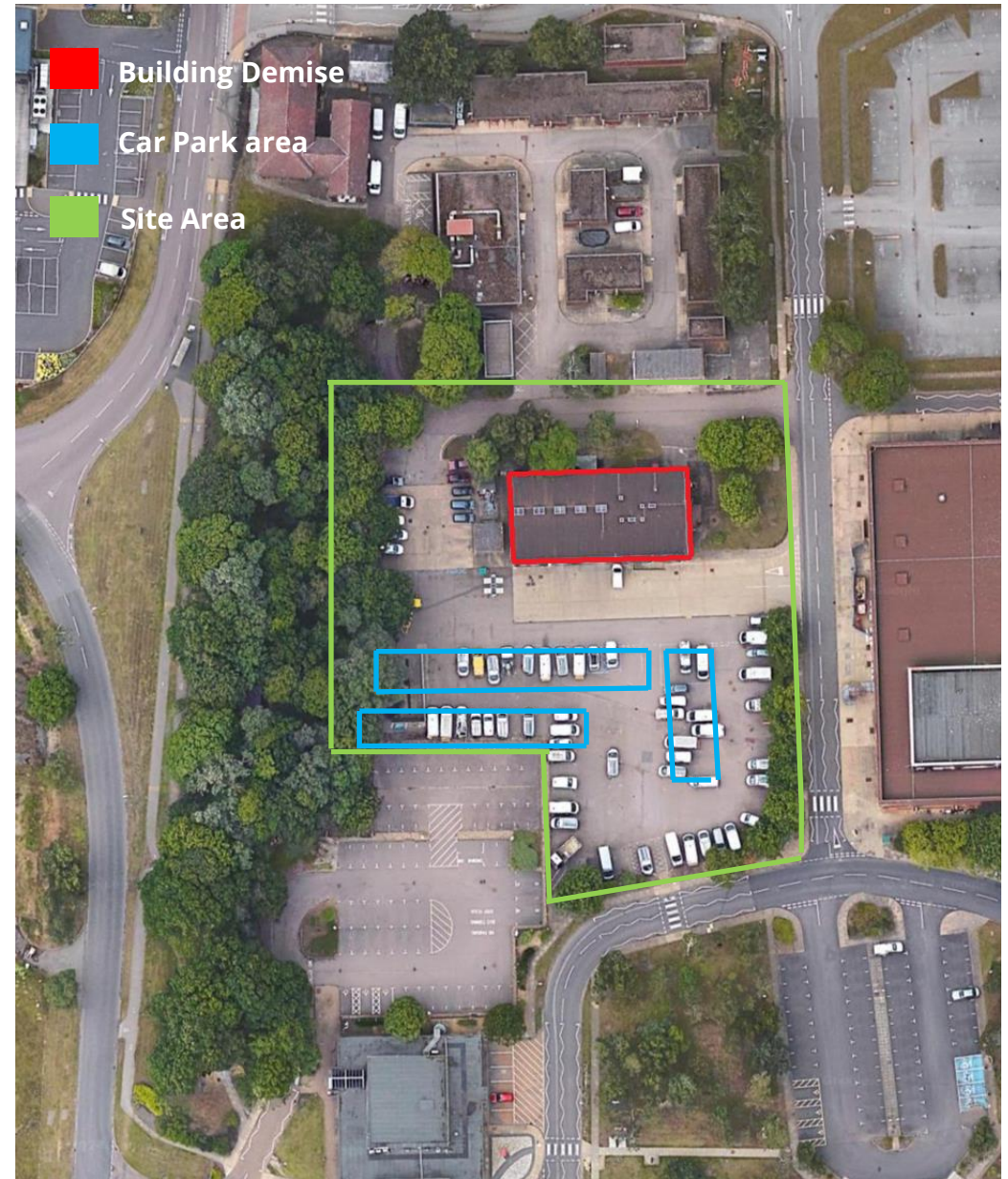
Rent

Quoting rent of £45,000 per annum.



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