



Old London Road, Ipswich, Suffolk
£900 Per month

FOUR COMMERCIAL UNITS AVAILABLE TO RENT

Located just off the A12 at the Copdock turn off, these commercial units will be available to rent from July 2024. Comprising 50sqm per unit and two parking spaces each.

The Units

There are four units available at the site in Copdock, each providing 50 m2 floorspace, and benefitting from a kitchenette, WC and front and rear access. There is an electric roller door to the front of each unit and the hardstanding area provides two parking spaces per unit.

There is the option to have your own fixtures and fittings within each unit, and the possibility of installing a mezzanine, at your own cost and with the Landlords prior consent.

Utilities

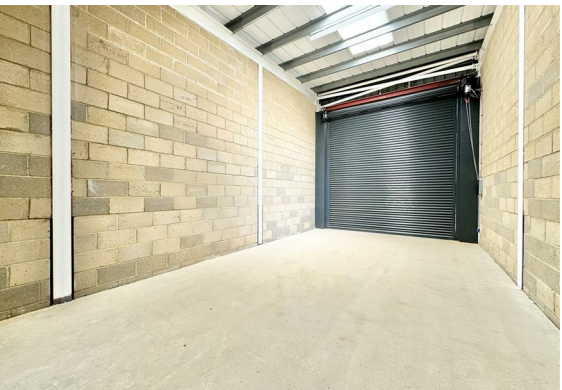
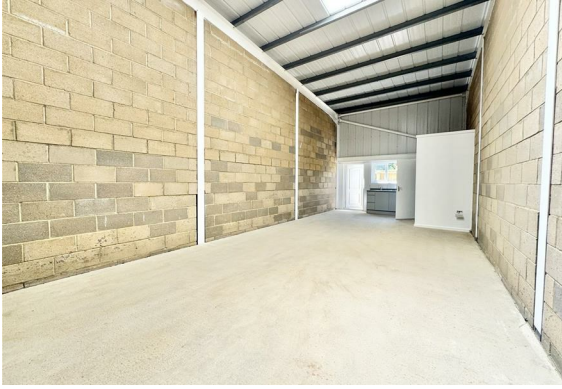
- Water (mains)
- Electric (mains) - each unit has its own fuse board and will be billed separately
- Sewerage - septic tank - service charge will apply.

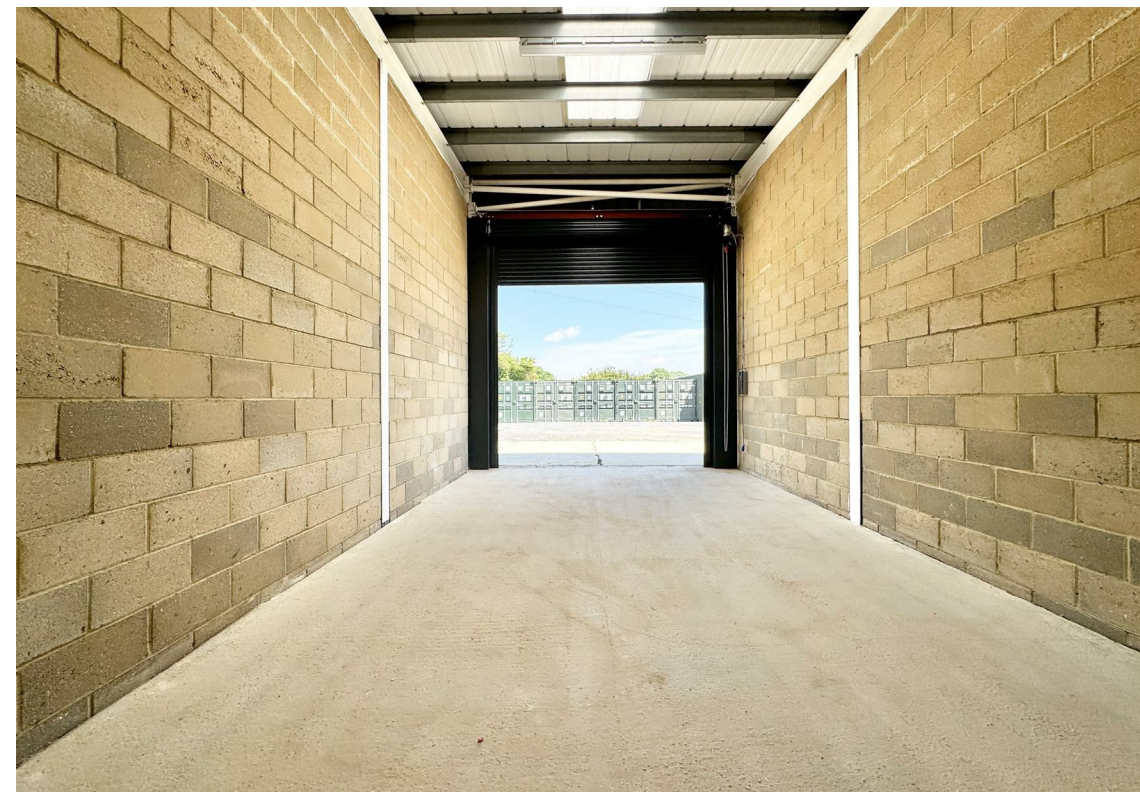
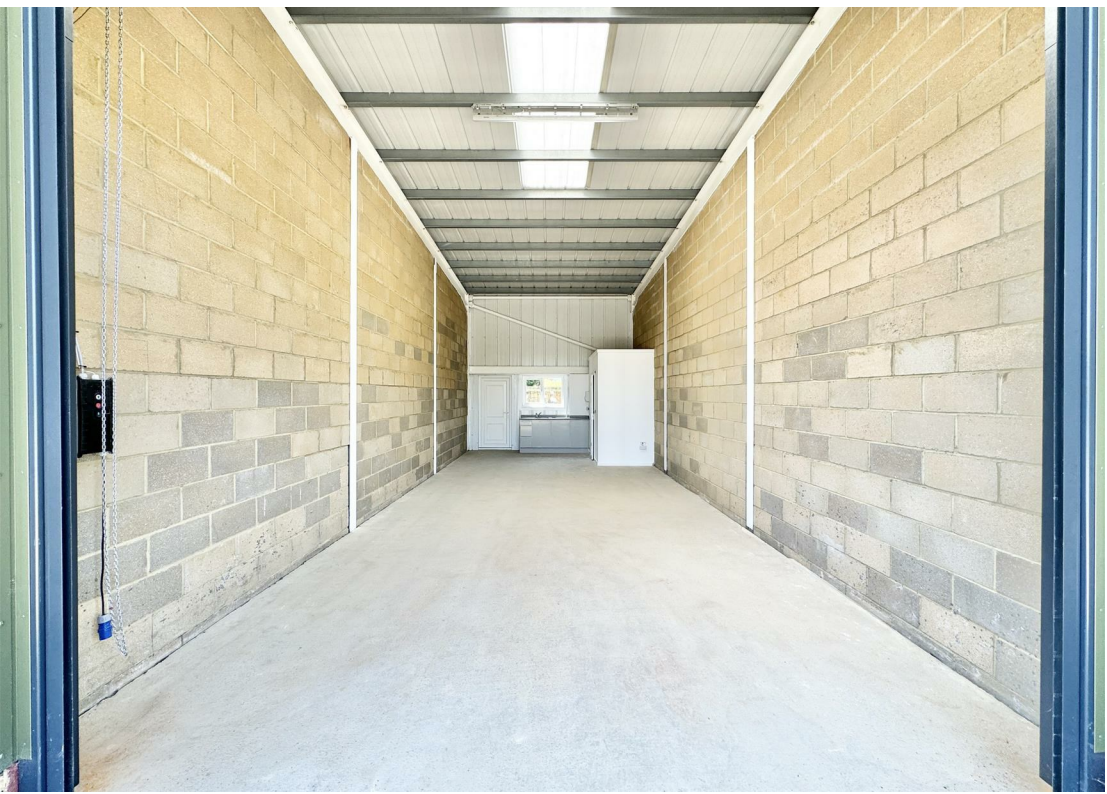
ALL UTILITIES WILL BE CHARGED SEPARATELY FROM THE RENT

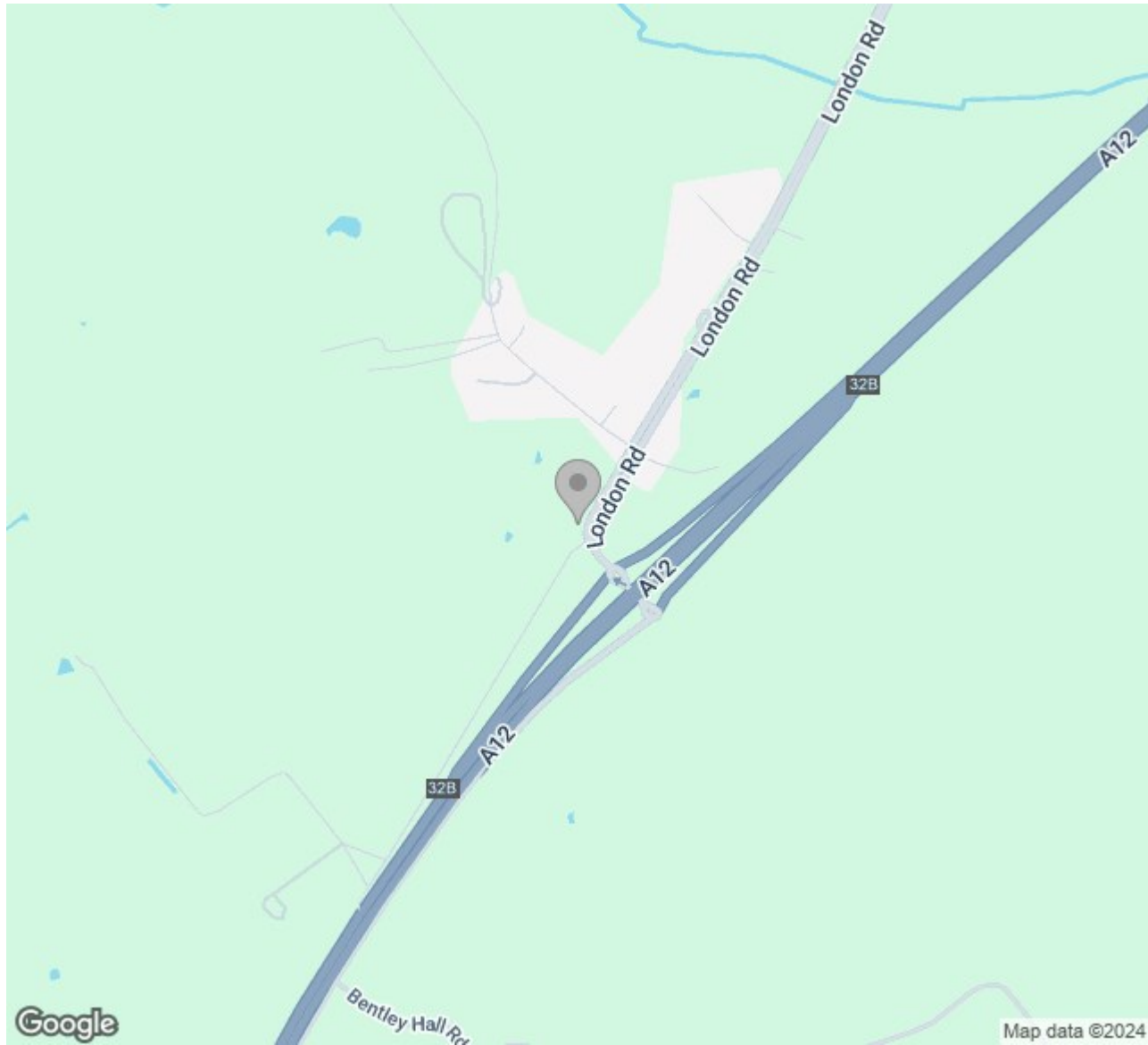
Agents Notes

- Operating hours: use shall not operate outside the hours of 08.00 - 18.00 Mon to Sat. 09.00-12.00 Sundays and Public Holidays.
- No burning shall take place at any time on site.
- All work shall take place wholly inside the units, and shall not be taken place outside in the hardstanding area under any circumstances.

EACH UNIT IS PRICED AT £1,150 PCM.







Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.