

Unit 4

10 Cliff Road, Ipswich, Suffolk, IP3 0AY



Key Highlights

- Modern Warehouse Unit
- 25,910 ft² (2,407.10 m²)
- 6.47m Eaves Height
- 25m Deep Yard
- Close to Ipswich Port
- Rear Yard for parking

Location

Ipswich is the county town of Suffolk with a population of approximately 139,000 and a catchment area of over 250,000. It occupies a strategic position close to the International Container Port of Felixstowe and the interchange of the A12 and A14 trunk roads. The town is also served by a rail service to London Liverpool Street with a journey time of approximately 75 minutes.

Cliff Road is situated to the south east of Ipswich town centre, close to the waterfront and is accessed via Holywells Road and Landseer Road. Junction 57 of the A14 lies within 3 miles via Nacton Road.

Description

The premises are accessed from Cliff Road over a shared access and then provides a dedicated yard measuring approximately 25 x 56m. The unit has two loading doors to the front elevation. To the rear of the property is car parking for c. 8 vehicles.

Internally there are two storey blockwork pods providing office and welfare facilities located at both the front and rear of the unit.

Accommodation

On a Gross Internal Area (GIA) basis the property provides the following approximate floor areas:

Description	ft ²	m ²
Warehouse	22,142	2,057.04
GF Office	1,884	175.03
FF Office	1,884	175.03
Total	25,910	2,407.10

Business Rates

From internet enquires of the Valuation Office Agency (www.voa.gov.uk) website we understand that the property has a Rateable Value of £121,000 (2023 Listing). For the year April 2023/24 rates are payable at the Uniform Business Rates Multiplier of 51.2p in the £, resulting in rates payable of £61,952.

EPC

The property has the following Energy Performance Rating:

D76

Service Charges

A service charge will be levied in respect of a contribution towards the upkeep of common areas and estate management. For the current year the Service Charge is estimated at £5,524 pax.

Buildings Insurance

The tenant is to reimburse the Landlord the cost of buildings insurance premium.

Planning

Planning consent was granted on 14th March 1989 for the construction of 2 warehouse units with hard surfacing yards and associated offices. Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

Services

Mains drainage, water, gas and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

Terms

The premises are available by way of assignment of a Full Repairing & Insuring lease dated 22/06/23 for a term expiring 21/06/2027. There is an outstanding rent review dated 22/06/22. A new lease maybe available direct from the Landlord.

Anti Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

Legal Costs

Each party is to bear their own legal costs incurred in the transaction.

Sizewell C

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- 2,600 Suffolk construction jobs
- 70, 000 UK jobs supported
- £4b Into the regional economy
- 6m Homes powered
- 9m Tonnes of CO2 avoided every year of operation

Viewing and further information

Strictly by prior appointment of the sole letting agent:

Phil Dennis
01473 234820
pdennis@savills.com

Mike Wilson
07880 378174
Mike.wilson@savills.com

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15th April 2024

