

Ipswich - 1 Bailey Close, Hadleigh Road Industrial Estate IP2 0UD  
Light Industrial/Warehouse Unit to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



# Ipswich - 1 Bailey Close, Hadleigh Road Industrial Estate IP2 0UD

## Light Industrial/Warehouse Unit to Rent



### Property Features:

- Comprises light industrial/warehouse unit with offices and all staff amenities
- Property benefits from 5 parking spaces
- Full height roller shutter door, three phase electricity and concrete floor
- Newly refurbished and ready for occupation
- VAT is NOT applicable to this property
- Total area size: 1,240 sq m (13,347 sq ft)
- Available on a new lease with terms to be agreed by negotiation
- The industrial estate is within easy access to A12 and A14 routes, providing excellent transportation links
- Occupiers on the estate include Dulux, Howdens Kitchens, Yodel and many more.



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### Property Description:

The property comprises a substantial brick-built factory/warehouse, which includes offices and all staff amenities. There are 5 parking spaces at the front of the property. The unit benefits from three-phase electricity, concrete floor, lighting and full-height roller shutter door. There is a kitchen on the first floor, with WCs on each floor.

Ground Floor Warehouse: 360 sq m (3,875 sq ft)

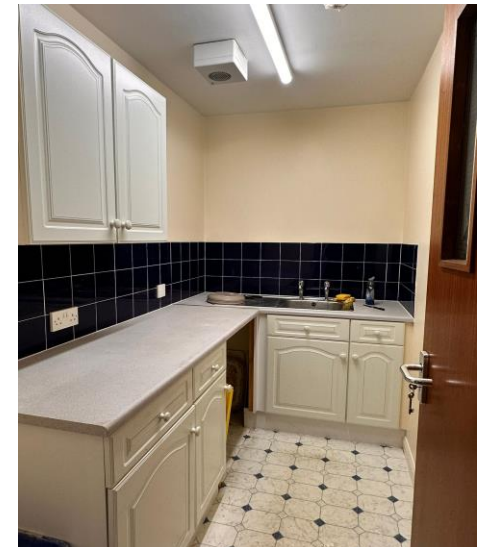
Ground Floor Office: 80 sq m (861 sq ft)

First Floor Mezzanine: 360 sq m (3,875 sq ft)

First Floor Office: 80 sq m (861 sq ft)

Second Floor Mezzanine: 360 sq m (3,875 sq ft)

Total GIA: 1,240 sq m (13,347 sq ft)



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £1,903.85 per week (PCM: £8,250)

Deposit: £24,750 (3 Months)

### Rateable Value:

Rateable Value - £27,250 p.a.

Rates Payable - £13,900 p.a.

### EPC:

The property benefits from a D Rating.

Certificate and further details available on request.



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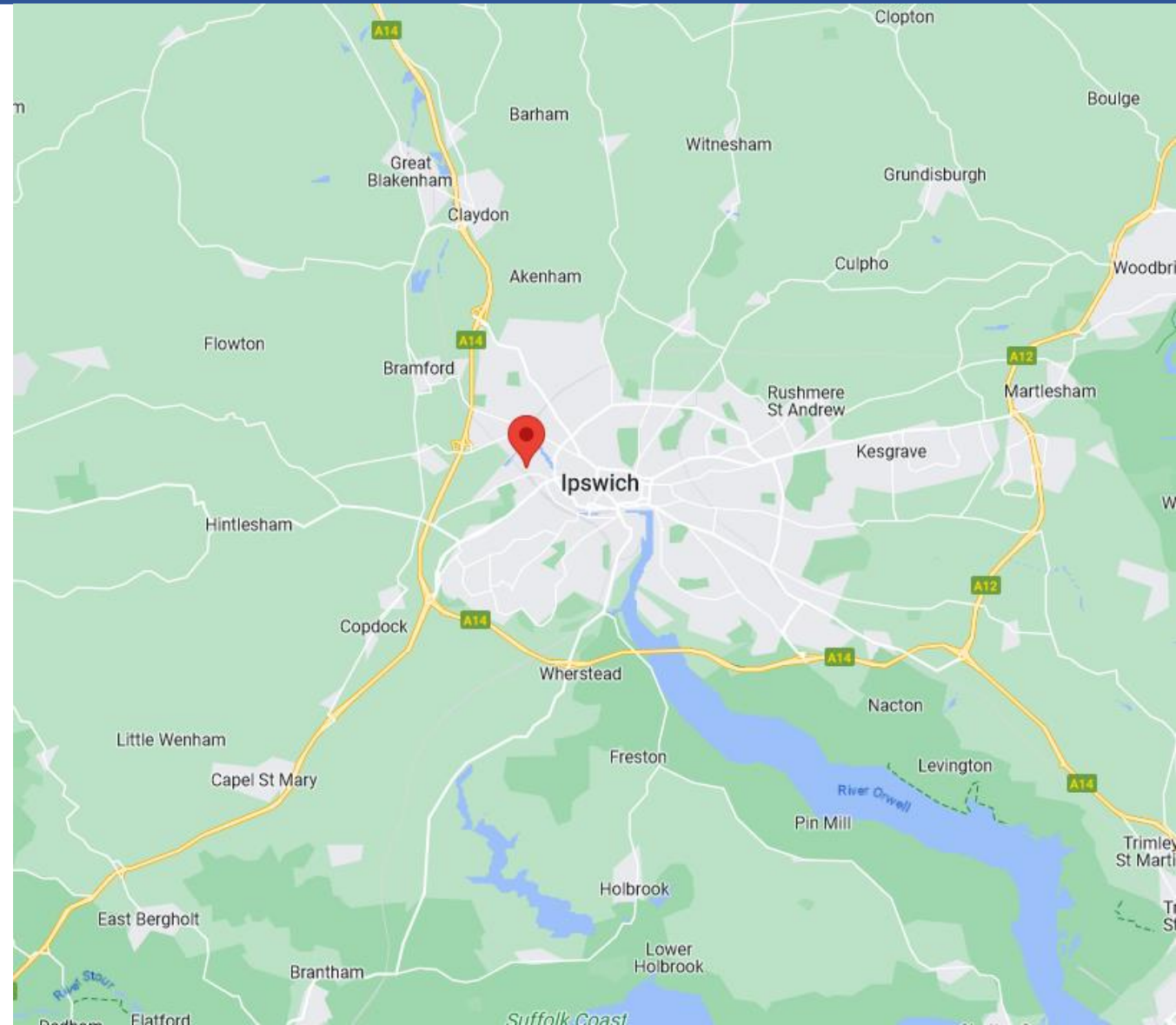


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## Location:

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north-east of central London, 55 miles south-east of Cambridge, 43 miles south of Norwich, and 18 miles north-east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south-east) to the East Midlands.



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### Contacts:

For further information or to schedule a viewing, please contact Sam Georgev or Joseph Bachman.



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



# BLUE ALPINE

PROPERTY CONSULTANTS

### Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

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