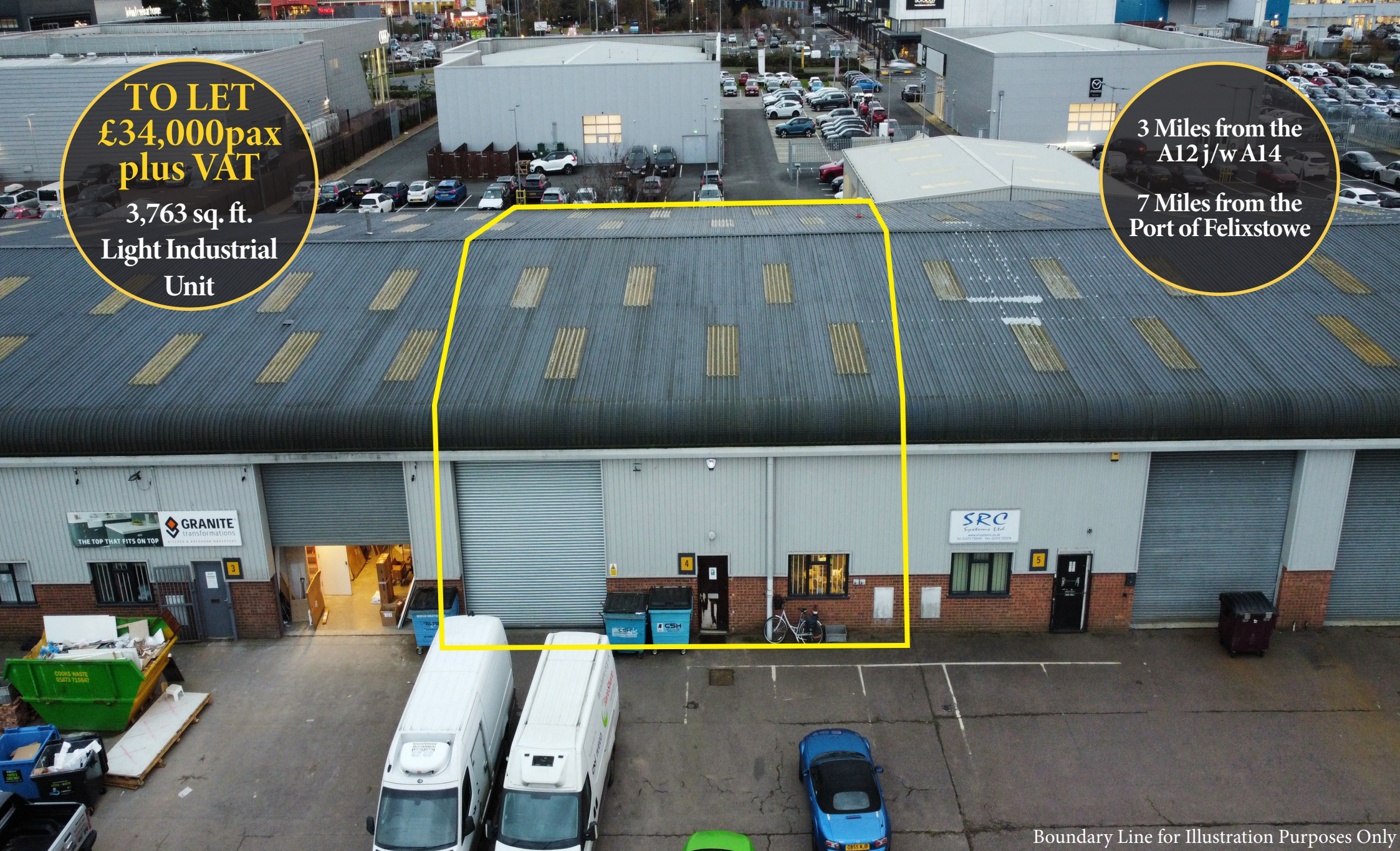


TO LET
£34,000pax
plus VAT

3,763 sq. ft.
Light Industrial
Unit

3 Miles from the
A12 j/w A14

7 Miles from the
Port of Felixstowe



Boundary Line for Illustration Purposes Only

UNIT 4 ALSTON COURT, LESLIE ROAD
IPSWICH, IP3 9PL

NP NICHOLAS
PERCIVAL
COMMERCIAL

LOCATION & SITUATION

Alston Court is situated towards the end of Leslie Road, located off the busy Nacton Road in Ipswich. Positioned on the East side of Ipswich, offering good access to the A14/A12 via the Nacton interchange which links Ipswich with Felixstowe, Colchester and London. Leslie Road is nearby Ransomes Europark, adjacent to the Esso Petrol filling station whereby neighbouring occupiers include; John Lewis, Waitrose, Audi, DFS, Sofology, Costa Coffee and Marshalls Land Rover and Jaguar

DESCRIPTION

The property comprises a 1980's mid terraced industrial unit extending to approximately 3,763 sq. ft. with parking to the front. The units are constructed of steel frame and cavity brick and block under profile steel cladding and roof with translucent light panels. The units benefits from a single WC facility, kitchenette, three phase electricity, an office, electric roller shutter door access (4.5m high x 4.4m wide), a rear fire exit door and LED lighting.

The unit does not include any forecourt front of the property, other than for parking.

RATEABLE VALUE | BUSINESS RATES

The property has a rateable value of £18,500.

Interested parties are advised to make their own enquiries with the Ipswich Borough Council Rates Department on 01473 433 851.

TERMS

Available to let by way of a new full repairing and insuring lease, at a passing rent of £34,000 per annum exclusive plus VAT, payable monthly in advance. Other lease terms to be agreed.

LEGAL FEES

Each party is to be responsible for their own legal fees in relation to any transaction.

SERVICE CHARGE

£2,822.25 (75p per sq. ft. per annum) payable monthly in advance. Service charge to include but is not limited to Landscaping, Tenant signage at main entrance and general site maintenance. In the last three years, the cladding has been sprayed and the front doors have been replaced.



VIEWING

Strictly by prior appointment with the sole agents, Nicholas Percival Chartered Surveyors. FAO Billy Coe.

T: 01206 563 222

E: bcoe@nicholaspercival.co.uk

REF: C4062

Beacon End Farmhouse, London Road
Stanway, Colchester, Essex CO3 0NQ

www.nicholaspercival.co.uk

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All prices and rentals quoted are exclusive of VAT if applicable, under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this regard.

Consumer Protection from Unfair Trading Regulations 2008 The Agents, for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars do not constitute, nor constitute any part of an offer or contract. (2) All statements contained in these particulars, as to this property, are made without responsibility on the part of the agents, or vendors or lessors. (3) All descriptions, dimensions and other particulars are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of the fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them. (4) No person in the employment of the agents has any authority to make or give away representation or warranty whatever in relation to this property. (5) We would stress that no warranty can be given for any of the services or equipment at the properties being offered for sale and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational.