

Industrial Warehouse/Workshop Unit For Sale



Units B8/B9, Farthing Road, Sproughton, Ipswich, Suffolk IP1 5AP

Approx 512.84 sq m (5,520 sq ft)

- **Situated on the established Farthing Road Industrial Estate to the west side of Ipswich, approx. 2 miles from the town centre, with easy access to J54 of the A14**
- **Full height roller shutter door, personnel entry doors, and offices**
- **Double glazed UPVC windows, onsite car parking and yard area to the front**
- **For sale offers in the region of £475,000 with full vacant possession**
- **Units B10-B12 may be available by separate negotiation**



EPC

The existing EPC expired in August 2021 (Rating G190) and a new EPC will be commissioned.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

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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.

Situation

The property is situated on the established Farthing Road Industrial Estate at Sproughton to the west side of Ipswich; there is good access to the A14 which is only a quarter of a mile and Ipswich Town Centre is about 2 miles. Farthing Road Industrial Estate is an industrial/economic hub for local and regional businesses providing accommodation for companies dealing with the vehicle trade, construction materials, professional services, quasi-retail, leisure, industrial, and logistics uses.

Description

The property comprises two warehouse/workshop units of steel portal frame construction which have been combined into one unit, which benefits from a full height roller shutter door, personnel entry doors, double glazed UPVC windows, 3-phase power, two storey offices, heavy-duty mezzanine floor, separate ladies, gents and disabled WC's and tea making facility area. Externally there are onsite car parking spaces and a yard area to the front of the building. Units B10-B12 may be available by separate negotiation.

Accommodation

Total Width	26m	7.92ft
Total Depth	17.5m	57.4ft
GF Warehouse/Workshop	387.63 sq m	4,173 sq ft
GF Works Office	67.16 sq m	723 sq ft
First Floor Office	58.05 sq m	624 sq ft
Total Floor Area	512.84 sq m	5,520 sq ft

Planning

We believe that the property has consent for B2 and B8 uses. All interested parties should contact Babergh & Mid Suffolk Council on 0300 123 4000.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Business Rates

The property is part of a combined assessment with Units B10-B12 and will need to be separately assessed. All interested parties should contact Babergh & Mid Suffolk Council on 0300 123 4000.

Price & Tenure

The property is held on a 999 year long leasehold basis and is being offered for sale at offers in the region of £475,000 with full vacant possession. VAT to be confirmed.

Services and Service Charge

We understand that mains 3-phase electricity, gas and water are connected to the property. Service charge to be confirmed.

