



AVAILABLE FOR SALE

Mid Terrace Business Unit with Forecourt Loading & Parking

Unit 19 Brookhouse Business Park, Hadleigh
Road Industrial Estate, Ipswich, IP2 0EF

GUIDE PRICE

£140,000

FLOOR AREA INC. MEZZANINE

1,058 sq ft
[98.24 sq m]

IN BRIEF

- » Close proximity to the A12/A14 interchange and town centre
- » Forecourt car parking and loading facilities

LOCATION

Brookhouse Business Park is situated on the Hadleigh Road Industrial Estate and comprises a small business park accommodating a wide range of businesses.

The business park is approximately 1.5 miles to the west of the town centre. The A14/A12 Copdock Interchange is within about 3 miles and provides access to Felixstowe, Colchester and the national motorway network.

DESCRIPTION

The premises comprise a mid terrace business unit with brick and blockwork elevations, insulated profile sheet cladding to the upper parts and roof, incorporating translucent panels.

The unit is currently arranged to provide a workshop/store together with office, kitchen and WC. A mezzanine provides additional storage.

The specification to the office includes suspended ceilings, LED lighting and vinyl floor coverings.

The unit is served by an up and over shutter door and benefits from forecourt parking. Loading access.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

» Ground Floor	679 sq ft	[63.03 sq m]
» Mezzanine Store	379 sq ft	[35.21 sq m]
» Total Gross Internal Floor Area	1,058 sq ft	[98.24 sq m]
» Apex Height: 4.57 m		

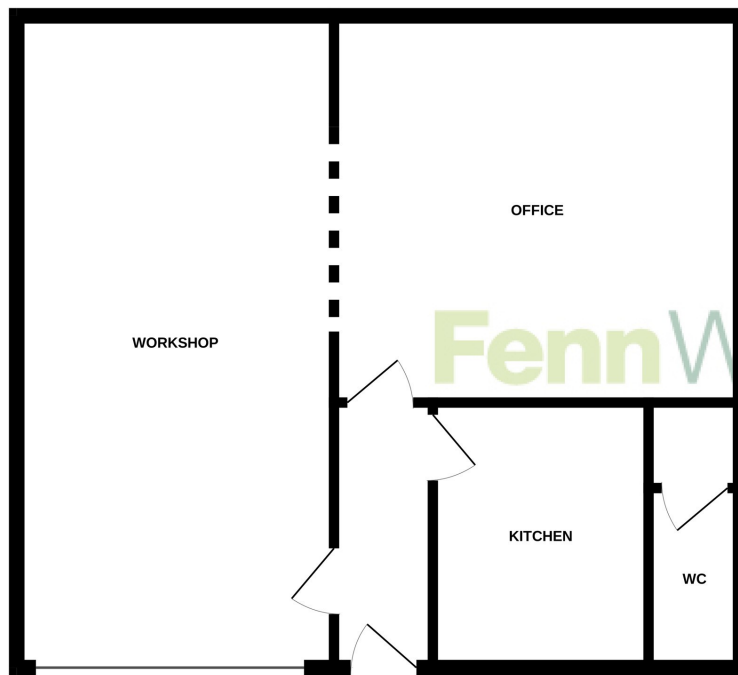


Workshop

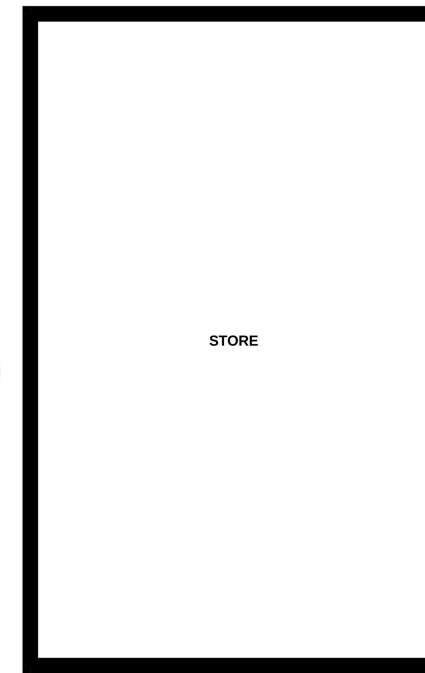


Office

GROUND FLOOR



MEZZANINE



Indicative Floor Plan - Not To Be Relied Upon

BUSINESS RATES

The property is assessed as follows:

Rateable Value: £4,100 | Rates Payable: £2,045.90

Small business rate relief may be available providing up to 100% exemption. All interested parties should speak to the local rating authority to verify their rates liability.

SERVICES

It is understood the property is connected to mains water, electricity and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all

those serving the property including IT and telecommunications.

LOCAL AUTHORITY

Ipswich Borough Council
Grafton House
15-17 Russell Road
Ipswich
Suffolk, IP1 2DE.

T: 01473 432000

ENERGY PERFORMANCE CERTIFICATE [EPC]

To be confirmed.

TERMS

Offers are invited in the region of £140,000 for the freehold with vacant possession upon completion.

It is understood that the property is not VAT elected.

ESTATE CHARGE

An estate charge is payable in relation to the common areas of the estate. Further details are available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE LETTING AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

Suffolk

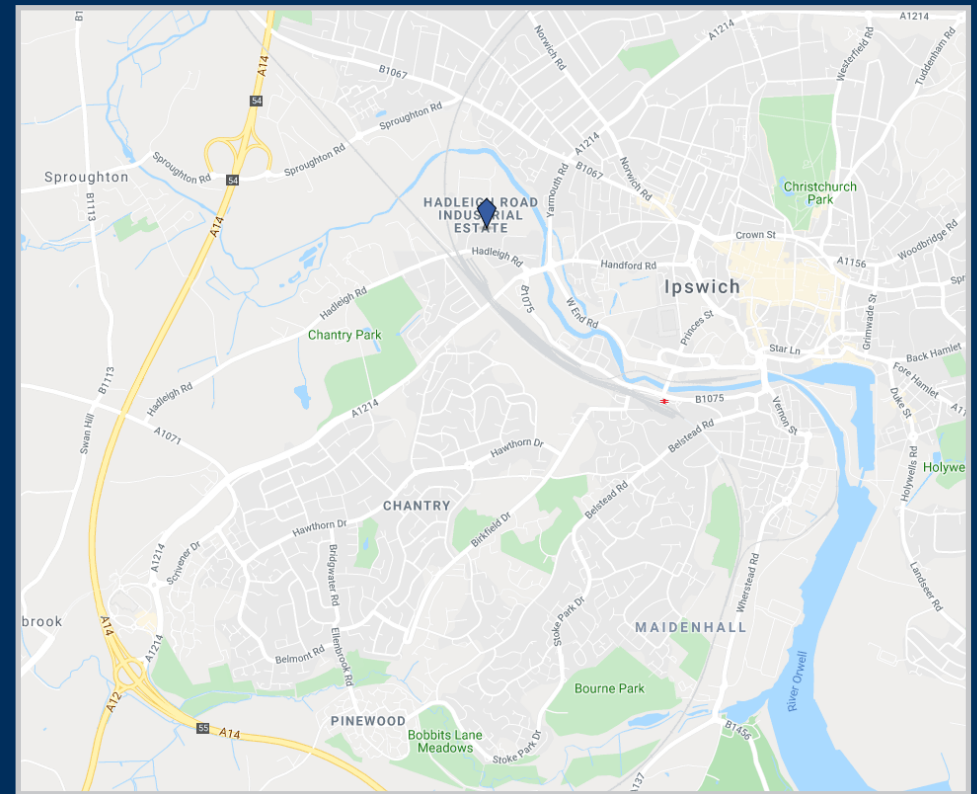
IP1 1BA

Contact:

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Particulars created September 2024

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