

AVAILABLE FOR SALE WITH VACANT POSSESSION

Two Modern Warehouse Buildings with Large Surfaced Yard

**Unit 1 & Plots 4 & 5 Progress Way, Mid Suffolk
Business Park, Eye, Suffolk, IP23 7HU**

GUIDE PRICE

£2,550,000

TOTAL COMBINED AVAILABLE AREA

**33,747 sq ft
[3,135.15 sq m]**

IN BRIEF

- » Large detached modern warehouse & adjacent self-contained warehouse
- » Main Building has 8 metre eaves
- » Total approximate site area 1.982 acres (8,022 sq m)

LOCATION

Mid Suffolk Business Park comprises a modern development of industrial and warehouse units to the north of Eye. The A140 provides road communications with Norwich, 24 miles to the north east and the A14, 15 miles to the south, providing access to the A12 and national motorway network.

The warehouses are located on Progress Way, approximately 1 mile from the A140 via the B1077.

DESCRIPTION

The property consists of two warehouses with surface yards, on an approximate site area of 1.982 acres (8,022 sq m).

Plots 4 & 5 Progress Way is a modern, detached steel portal frame warehouse/ industrial building with first floor ancillary offices. It features low level brick/ blockwork with insulated cladding, double glazed office windows, and a pitched insulated roof. The warehouse is currently fitted with demountable modular food processing, refrigeration and storage areas. The first floor offices are predominantly open plan with meeting rooms, a board room, kitchen and WCs.

The warehouse has electric roller shutter and dock level loading doors. The offices are fitted with suspended ceilings, recessed fluorescent lighting, comfort cooling/heating, carpet flooring, and power/data floor boxes. Outside, there is an HGV turning/loading bay to the east, car parking in front, and a shared loading area to the west.

Unit 1 Progress Way is a similar modern steel portal frame warehouse within a block of four. It has low-level brick/blockwork with insulated cladding and translucent roof panels. Ancillary accommodation include a kitchen, offices, and WCs.

The warehouse has fluorescent lighting, an up and over electric shutter door, and a disconnected gas heater.

Externally, there is parking, loading facilities, and a small yard.



Unit 1 Progress Way



Plots 4 & 5 Progress Way - Main Office



Plots 4 & 5 Progress Way - Warehouse



Unit 1 Progress Way - Warehouse

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

Plots 4 & 5 Progress Way

» Ground Floor:	22,242 sq ft [2,066.31 sq m]
» First Floor Offices:	4,476 sq ft [415.80 sq m]
» Total Gross Internal Floor Area:	26,718 sq ft [2,482.11 sq m]

Eaves Height: 8.05 m

Eastern End

Dock Level Loading Door	Width: 2.48 m Height: 3.06 m
Roller Shutter Door	Width: 4.00 m Height: 4.50 m

Western End

Dock Level Loading Door	Width: 2.60 m Height: 3.00 m
Roller Shutter Door	Width: 4.00 m Height: 4.50 m

Unit 1 Progress Way

» Warehouse (inc. ancillary accom.)	7,029 sq ft [653.04 sq m]
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Eaves Height: 6.80 m | Apex Height: 7.60 m

Up & Over Shutter Door	Width: 4.00 m Height: 4.50 m
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Site Areas

» Total Site Area	1.982 acres [8,022 sq m]
» Total Approximate Site to Cover Ratio: 39%	

SERVICES

The warehouses are understood to be connected to mains water, 3-phase electricity and drainage. We understand that the adjoining substation exclusively serves the premises.

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 telecommunication links.

PLANNING

Plots 4 & 5 are currently used as Class B2 (General Industrial) and Class B8 (Storage & Distribution). Unit 1 is currently used as Class B8 (Storage & Distribution).

All interested parties should make their own enquiries with the local planning authority regarding their intended use.

BUSINESS RATES

The units are currently under a combined assessment, as follows:

Rateable Value (2024/25): £148,000

Rates Payable: £80,808 pa

The rates are based on the current UBR of 54.6 in the pound. All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

LOCAL AUTHORITY

Babergh and Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich, IP1 2BX

Tel: 0800 1234000

ENERGY PERFORMANCE CERTIFICATES [EPC]

Unit 1: C (68) Rating *ref 8088-1634-6902-8391-2802*

Plots 4 & 5: C (67) Rating *ref 0914-2280-0314-7076-5014*

TERMS

Offers are invited in the region of £2,550,000 for the freehold with vacant possession upon completion.

VAT position to be confirmed.

LEGAL COSTS

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



VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE SELLING AGENTS:

**Fenn Wright, 1 Buttermarket, Ipswich
Suffolk, IP1 1BA**

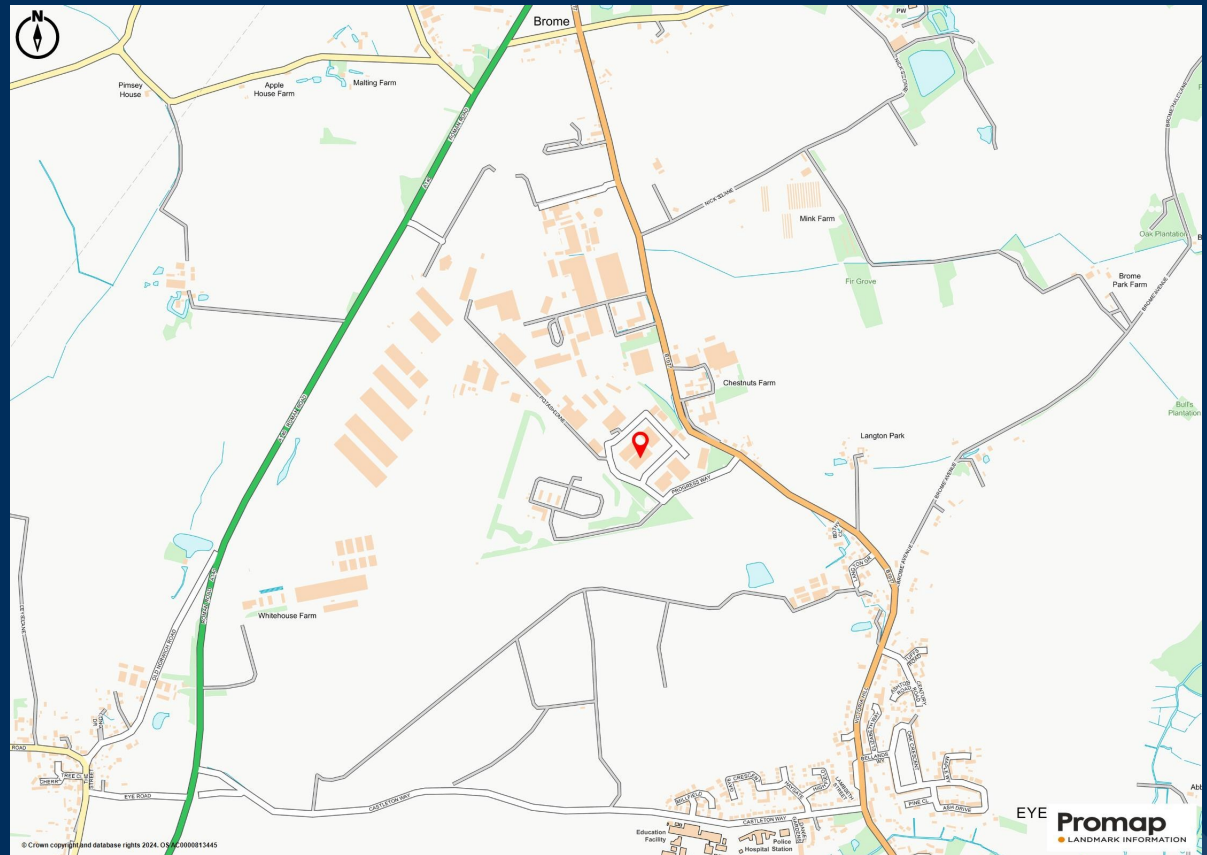
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