

Suite G, Bristol Court

Martlesham Heath Business Park, Ipswich, Suffolk, IP5 3RY



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Location

Ipswich is the county town of Suffolk with a population of approximately 130,000 and a catchment area of over 250,000. It occupies a strategic position close to the International Container Port of Felixstowe and the interchange of the A12 and A14 trunk roads. The town is also served by a rail service to London Liverpool Street with a journey time of approximately 75 minutes.

Martlesham Heath Business Park is located adjacent to the A12 dual carriageway in close proximity to Junction 28 of the A14. The estate, together with the adjoining retail park, comprises of a variety of occupiers including Ladbrokes, M&S Simply, Next, Howdens, Orwell Trucks, Screwfix, Toolstation, Greggs and Jewson.

Description

The property is of portal frame construction under a mono pitch roof with profile sheet cladding to the exterior with painted block work walls internally.

The unit has a roller shutter door.

Accommodation

The premises provide the following approximate floor areas:

Ground Floor: 1,632ft² (151.62m²)

Areas provided are on a Gross Internal Area (GIA) basis.

Terms

The premises are available on a new FRI lease for a term of 3/5+ years at a rental of £13,000 pax (£1,083.33 per month). Rents are exclusive of VAT, estate charge, buildings insurance and are payable quarterly in advance.

Services

Mains drainage, water, gas and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevant service providers.

Business Rates

From indirect enquiries made of the Valuation Office Agency (www.voa.gov.uk) website we understand that the premises have a Rateable Value of £12,000 (2017 Valuation).

For the year Commencing 1st April 2020 rates are normally charged at 51.2 pence in the Pound on the Rateable Value. However the amount payable may be affected by Small Business Rates Relief or transitional adjustment and could be higher or lower. Interested parties are advised to check with the Local Rating Authority.

Service Charge

A service charge will be levied in respect of a contribution towards the upkeep of common areas and estate management. For the Budget Year, 1st January – 31st December 2020 the Service Charge is estimated at £1,282.88.

Buildings Insurance

The Tenant is to reimburse the Landlord the cost of Buildings Insurance premium.

Planning

Interested parties should satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority.

EPC

To Be Confirmed.

Important

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

Legal Costs

Each party to bear their own legal costs.

Viewing and further information

Strictly by prior appointment with the Joint Sole Letting Agent:

Savills
Phil Dennis
Tel: 01473 234836
Email: pdennis@savills.com

Or

Elsom Spettigue Associates
Peter Elsom
Tel: 01394 446480
Email: peter.jo.elsom@eaassociates.co.uk

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24th February 2022

