

Suffolk Heritage

OLD LONDON ROAD, COPDOCK, SUFFOLK, IP8 3JF

For Sale - Industrial



LOCATION

The property is located on the Old Ipswich Road at Copdock which is situated approximately 0.25 miles from Junction 32B of the A12 and 2.25 miles south west of Junction 55 of the A14 at its intersection with the A12, lying 4 miles to the south west of Ipswich Town Centre.

Ipswich is the county town of Suffolk with a population of 140,274 (2024). It sits adjacent to the A14 and the A12 which provides excellent road links to the M25 and London to the south west and Cambridge and country's motorway network to the west. The town is served by a port on the River Orwell and the International Container Port of Felixstowe lies 14 miles to the south east. Main line rail services from Norwich provide links with London Liverpool Street station with a journey time of approx. 74 minutes.

DESCRIPTION

The site comprises a former petrol filling station and workshop on a site extending to 0.99 acres (0.40 ha) and occupies a prominent position with large forecourt fronting the Old London Road.

The showroom and workshop are currently occupied by Suffolk Heritage and are to be provided with vacant possession, whereas the former bungalow, known as Stockholm, together with the rear yard is let to 3A Roofing Limited on a lease until 2034 with mutual Landlord and Tenant break options in 2027 and 2030.

A3 Roofing Limited occupies the former bungalow which is now used as offices together with the concrete yard to the rear of the property extending to C. 0.20 ha (0.50 acres), accessed via a shared access road serving the area in front of the workshop/store.



ACCOMMODATION

On a Gross Internal Area (GIA) basis the premises provide the following approximate floor areas:

	m ²	ft ²
Suffolk Heritage:		
Showroom & Ancillary	300.43	3,233
Ancillary	63.22	681
Workshop Stores	300.92	3,240
Total	664.57	7,154

	m ²	ft ²
Stockholm:		
Stockholm Office	52.95	570

Site Area: 0.40 ha (0.99 acres)

TENANCY SCHEDULE

Description	Tenant	Rent pax	Lease Dated	Term	Expiry	Mutal Braks	Rent Review	Comments
Stockholm & Yard	3A Roofing Limited	£24,000	28/10/24	10 Years	31/10/34	31/10/2027 & 2030	01/11/2027 & 2030	3 No. Car Parking Spaces

EPC'S

Suffolk Heritage: D-94
 Stockholm: C-70

BUSINESS RATES

From enquiries of the Valuation Office Agency website the premises have the following Rateable Values, these being:

Unit 1 £32,750
 Unit 2 £26,750

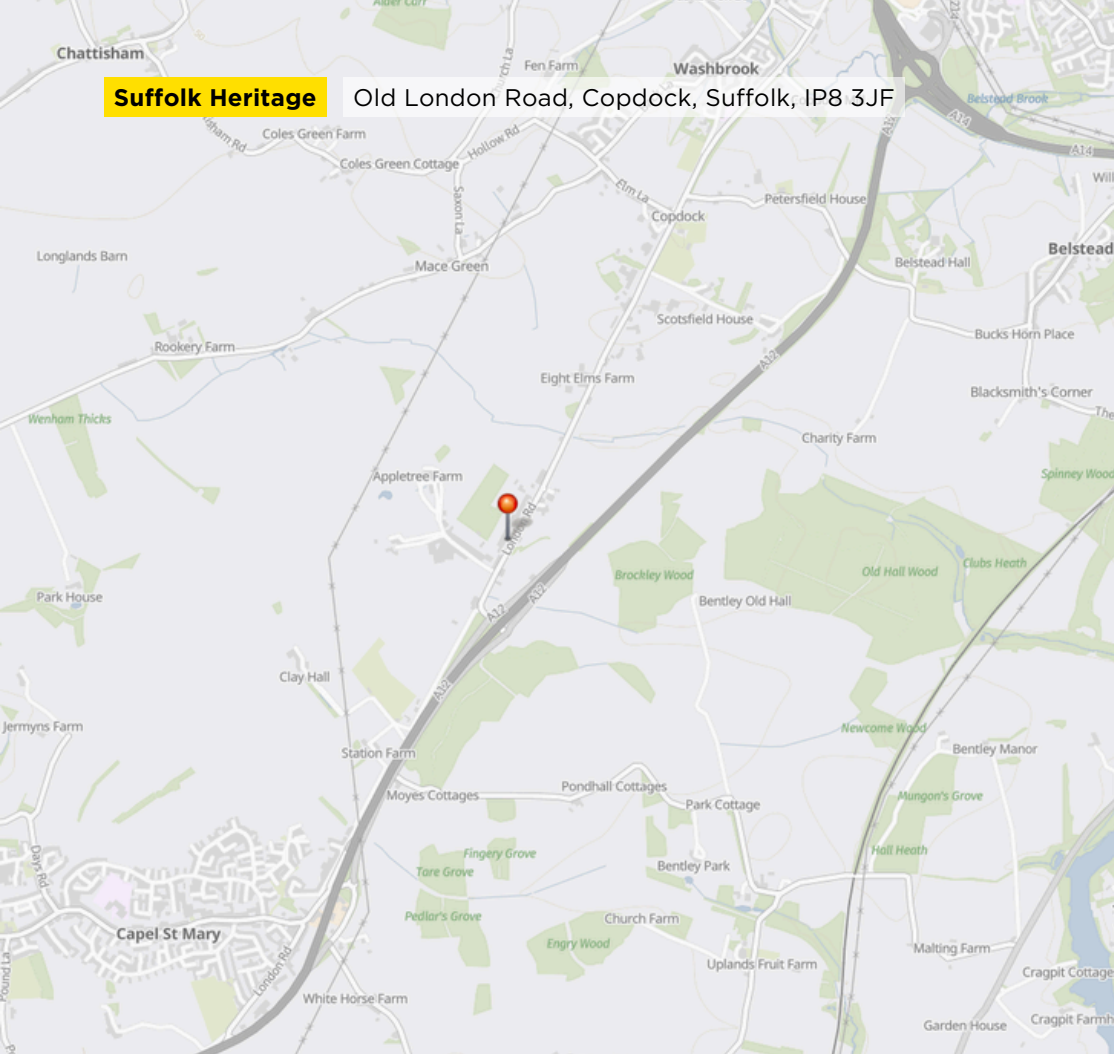
IMPORTANT

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.



Suffolk Heritage

Old London Road, Copdock, Suffolk, IP8 3JF



GUIDE PRICE

The premises are available at a Guide Price of £850,000 exclusive of VAT, with the benefit of the existing income of £24,000 pax from the letting of part of the premises to 3 A Roofing Limited.

VAT

We understand that the property has not been opted for tax and as such VAT will not be applicable to the purchase price at the prevailing rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

CONTACT

For further information please contact:

Phil Dennis

pdennis@savills.com
07799 221113

Nick O'Leary

nick.oleary@savills.com
07725 372577

savills

IMPORTANT NOTICE

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, images and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

Maps are reproduced from the Ordnance Survey Map with the permission of the Controller of H.M. Stationery Office. © Crown copyright licence number 100022432 Savills (UK) Ltd, and published for the purposes of identification only and although believed to be correct accuracy is not guaranteed.

Designed and produced by Savills Marketing: 020 7499 8644 | 09.03.2026