



Unit 10, Sproughton Business Park, Farthing Road, Ipswich, IP1 5AP

To Let

Warehouse/Industrial Unit

115.90 sq.m. (1,248 sq.ft.)

- Located on an established industrial estate
- Good access to A12/A14 interchange and town centre
- Available for immediate occupation

Most Active Agents in Suffolk
(Estates Gazette February 2013 and 2014)



Location

Sproughton Business Park comprises a development of 12 terraced, industrial units situated towards the rear of the Farthing Road Industrial Estate. The estate lies adjacent to the A14 dual carriageway providing excellent road communications with Felixstowe, the Midlands, London and the national motorway network. The town centre is approximately 3 miles to the east.

Description

The property comprises a single storey, mid-terrace industrial unit with brick/blockwork elevations beneath a profile metal sheet clad roof with translucent panels. Ancillary accommodation includes a reception office and WC. A roller shutter door is provided to the front of the building and externally a forecourt provides parking for up to 3 car parking spaces.

Accommodation

According to our measurements, the property provides the following approximate gross internal floor areas:

Gross internal floor area	115.90 sq.m.	(1,248 sq.ft.)
Incorporating Office WC	13.70 sq.m.	(147 sq.ft.)

Roller shutter door width	2.69 m
Roller shutter door height	2.98 m

Business Rates

The property is assessed as follows:

Rateable Value:	£6,300
Rates Payable (2014/2015):	£3,036.60 per annum

The rates are based on a UBR for the current year of 48.2 pence in the pound. Small business rate relief may be applicable and all interested parties should make their own enquiries with the local rating authority .

Local Authority

Babergh District Council, Corks Lane, Hadleigh, Ipswich, IP7 6SJ
Telephone 01473 822801

Terms

The property is available on a new full repairing and insuring business lease on terms to be agreed and at an initial rent of £7,000 per annum exclusive.

Legal Costs

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

Viewing

Strictly by prior appointment with the Sole Agents.

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Energy Performance Certificate

Non-Domestic Building



Unit 10 Sproughton Business Park
Farthing Road
IPSWICH
IP1 5AP

Certificate Reference Number:
0270-0537-6599-9098-7002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

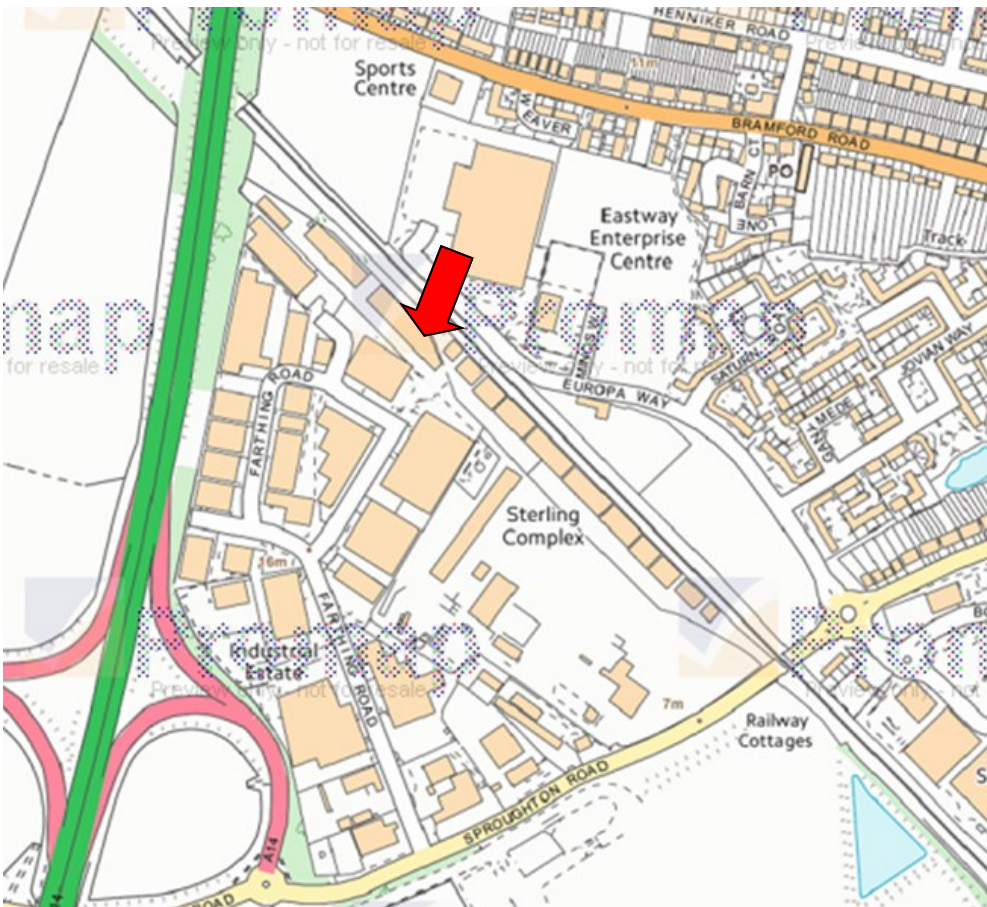
E 101-125

F 126-150

G Over 150

Less energy efficient

← 113 This is how energy efficient the building is.



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