



Unit 9 Gower Street, Ipswich, IP2 8EX

To Let

Town Centre Workshop/Storage Unit

62.01 sq.m. (667 sq.ft.)

- Within 1 mile of Ipswich town centre
- Flexible lease terms available
- Ideal for start-up business

Location

Gower Street Industrial Estate is located to the south of Ipswich town centre close to the recently developed Ipswich Waterfront and the picturesque Stoke Bridge Maltings. The estate is located off Dock Street or Little Whip Street, accessed by the A137 which provides good access to the A14 leading to Felixstowe, Cambridge and Colchester to the south via the A12.

Description

The premises comprise a mid terrace workshop/storage unit. The unit is of brick and block elevations under an insulated pitched roof and benefits from an up and over door and concrete floor. The accommodation includes a workshop with sink, a reception, office and WC. Car parking is provided to the front of the unit.

Accommodation

The property provides the following approximate gross internal floor area of 62.01 sq.m. (667 sq.ft.).

Business Rates

We understand the property has a Rateable Value of £4,600 with rates payable for the current financial year (2012/13) £2,106.80 per annum. Small Business Rate Relief may be applicable and we recommend all interested parties speak to the Local Rating Authority to verify the rates payable.

Local Authority

Ipswich Borough Council, Grafton House, 15/17 Russell Road, Ipswich, Suffolk, IP1 2DE. Telephone 01473 432000.

Terms

The property is available on a new business lease at an initial rent of £5,250 per annum exclusive for a term of 3 years. There shall be an option to terminate the lease by the tenant on no less than three months written notice and the landlord on no less than six months written notice. The lease shall be contracted out of the Landlord & Tenant Act 1954.

An estate charge is payable in relation to the maintenance of common areas.

An Energy Performance Certificate is available upon request.

Viewing

Strictly by prior appointment with the Sole Agents:

Fenn Wright, 1 Buttermarket, Ipswich, IP1 1BA

T: 01473 232701 F: 01473 230745

E: mhd@fennwright.co.uk

Contact: Mark Drummond

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