

Elton Park Industrial Estate, Hadleigh Road, Ipswich, Suffolk, IP2 0DD



## To Let

- Located on a well established industrial estate with easy access to the A14 and town centre
- Yard area included
- Flexible terms available
- 527.18 sq m (5,675 sq ft)

Detached  
Warehouse  
Available on  
Flexible Terms



Winning Suffolk Dealmaker  
for the 2nd year running  
Estates Gazette (February 2015)

# Details

## Location

Elton Park Industrial Estate is located off Hadleigh Road to the west of Ipswich town centre. The town centre is within approximately 1.25 miles. The A14/A12 interchange at Copdock is within 2.5 miles, providing easy access to Felixstowe, Colchester and the national motorway network.

## Description

The property comprises a detached warehouse building of pre-cast concrete portal frame construction with brick elevations. The roof is clad in single skin corrugated asbestos incorporating translucent roof lights. The property is served by sliding shutter doors. Ancillary accommodation comprises a trade counter, offices, kitchen, staff room, store and male and female WC facilities.

Externally a surfaced forecourt provides car parking, loading/unloading access and storage.

The property is shown edged red on the plan opposite. The forecourt is subject to a right of way which serves Norris House.

## Accommodation

The premises provide the following approximate dimensions and floor areas:

Gross internal floor area 527.18 sq m (5,675 sq ft)

Incorporating:

Office 1	19.67 sq m ( 212 sq ft)
Office 2	16.58 sq m ( 178 sq ft)
Office 3	14.54 sq m ( 157 sq ft)
Staff Room	7.63 sq m ( 82 sq ft)
Kitchen	7.23 sq m ( 78 sq ft)
Trade counter	16.67 sq m ( 179 sq ft)
Store	10.26 sq m ( 110 sq ft)

Eaves height:	3.08 m
Apex height:	4.80 m
Sliding shutter door width:	4.56 m
height:	2.83 m

## Business Rates

The property is currently assessed as follows:

Rateable Value	£18,700
Rates Payable (2015/16)	£9,219.10 per annum.

The rates are based on the UBR for the current year of 0.493 pence in the pound.

## Local Authority

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

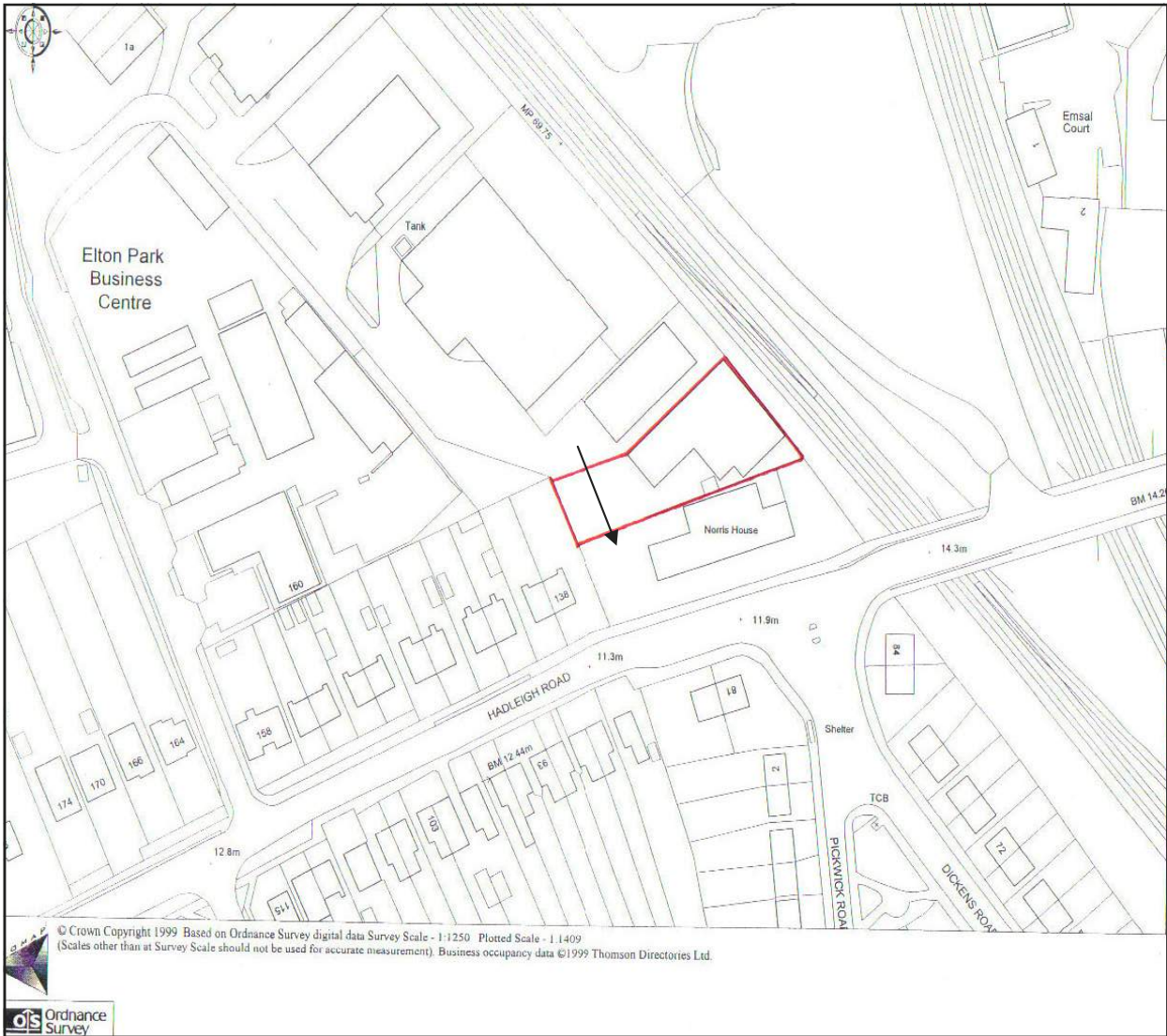
Telephone: 01473 432000.

## Terms

The premises are available on a new business lease at an initial rent of £17,000 per annum exclusive.

VAT is not applicable.

Alternatively, our clients will consider selling the freehold interest with vacant possession. Further details are available upon request.



**NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

### Particulars

Prepared in May 2015.

### Viewing

Strictly by prior appointment with the sole agents:

**Fenn Wright**

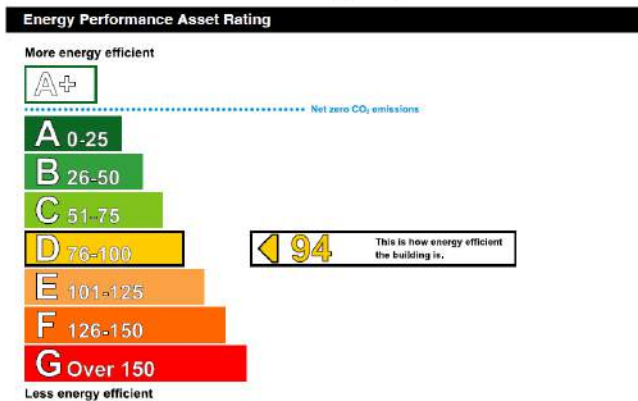
1 Buttermarket, Ipswich, IP1 1BA

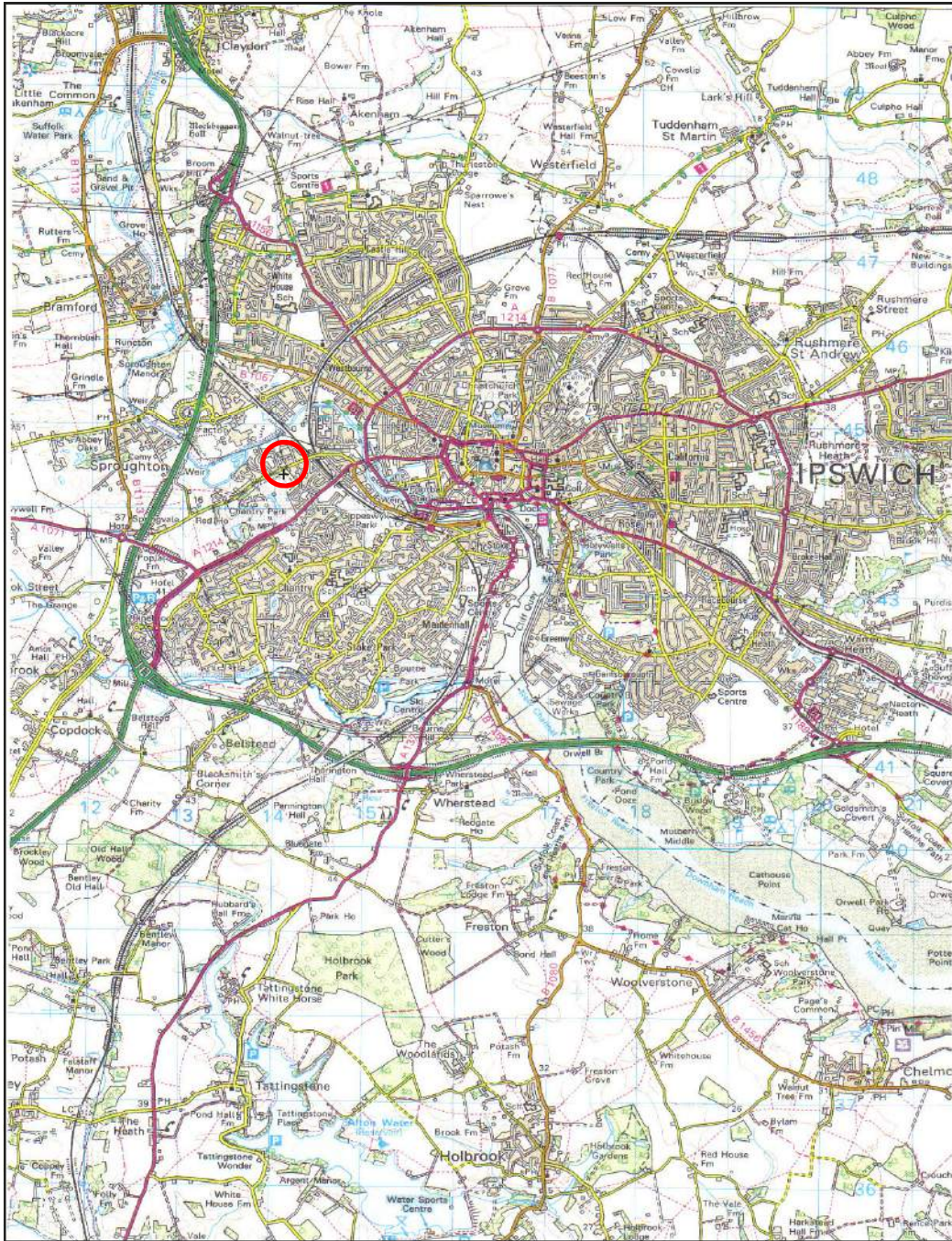
**01473 232 701**

**fennwright.co.uk**

Contact Alistair Mitchell

agm@fennwright.co.uk





For further information

**01473 232 701**

[fennwright.co.uk](http://fennwright.co.uk)

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