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 Whybrow

Modern Trade Counter/Warehouse – To let



4 Goddard Road, Ipswich, Suffolk, IP4 2UW

Rent: £90,000 Per Annum Exclusive

9,281 Sq. Ft (862 Sq. M)

- Prominent Roadside Position
- Self-Contained Site of 0.692 Acres (0.2795 Hectares)
- Mezzanine Floor
- Five Loading Doors
- Suit Trade Counter and other Roadside Operators • New Lease Available

Location

Ipswich, the County town of Suffolk with a resident population of circa 136,000 people, benefits from excellent communications links via the A14 to the busy port of Felixstowe, via Cambridge at the A14 to the Midlands, and via the A12 to the south to London and via the A120 to Stansted. The town has excellent mainline rail communications to London Liverpool Street with a fastest journey time of 52 minutes. The Whitehouse industrial area is located 2 miles north of the town centre immediately adjacent to the A14 (J.53). The subject property immediately fronts Goddard Road and is close to Anglia Retail Park, Asda Superstore and other major occupiers including Safestore, Formula One and Screwfix.



Description

The property comprises a modern industrial/warehouse building of steel portal frame construction beneath a pitched roof and benefits from a concrete floor, fluorescent/sodium lighting with ceiling mounted electric fans, 5.75m eaves height (ridge height- 7.15m), an extensive mezzanine floor, five full height roller shutter loading doors (electric and manual), reception and private office. Externally, there is a large secure yard with palisade fencing.

Accommodation

The property benefits from the following Gross Internal Areas (NIA): Warehouse/Industrial 5,079 sq. ft Mezzanine Floor 4,202 sq. ft Total 9,281 sq. ft (862 sq.m)

Asking Terms

The property is available by way of a new Full Repairing and Insuring lease for a term of years to be agreed with regular upward only rent reviews.

Asking Rent

£90,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings, payable quarterly in advance.

Town Planning

The property benefits from an established Class B1/B8/E use. Interested parties are advised to contact Ipswich Borough Council on 01473 432000.

Business Rates

The property appears in the Valuation List with a Rateable Value of £17,000. Interested parties are advised to make their own investigations of Ipswich Borough Council on 01473 432000.

Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.

Energy Performance Certificate

The property has an EPC rating of E110. A copy of the certificate is available on request.



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