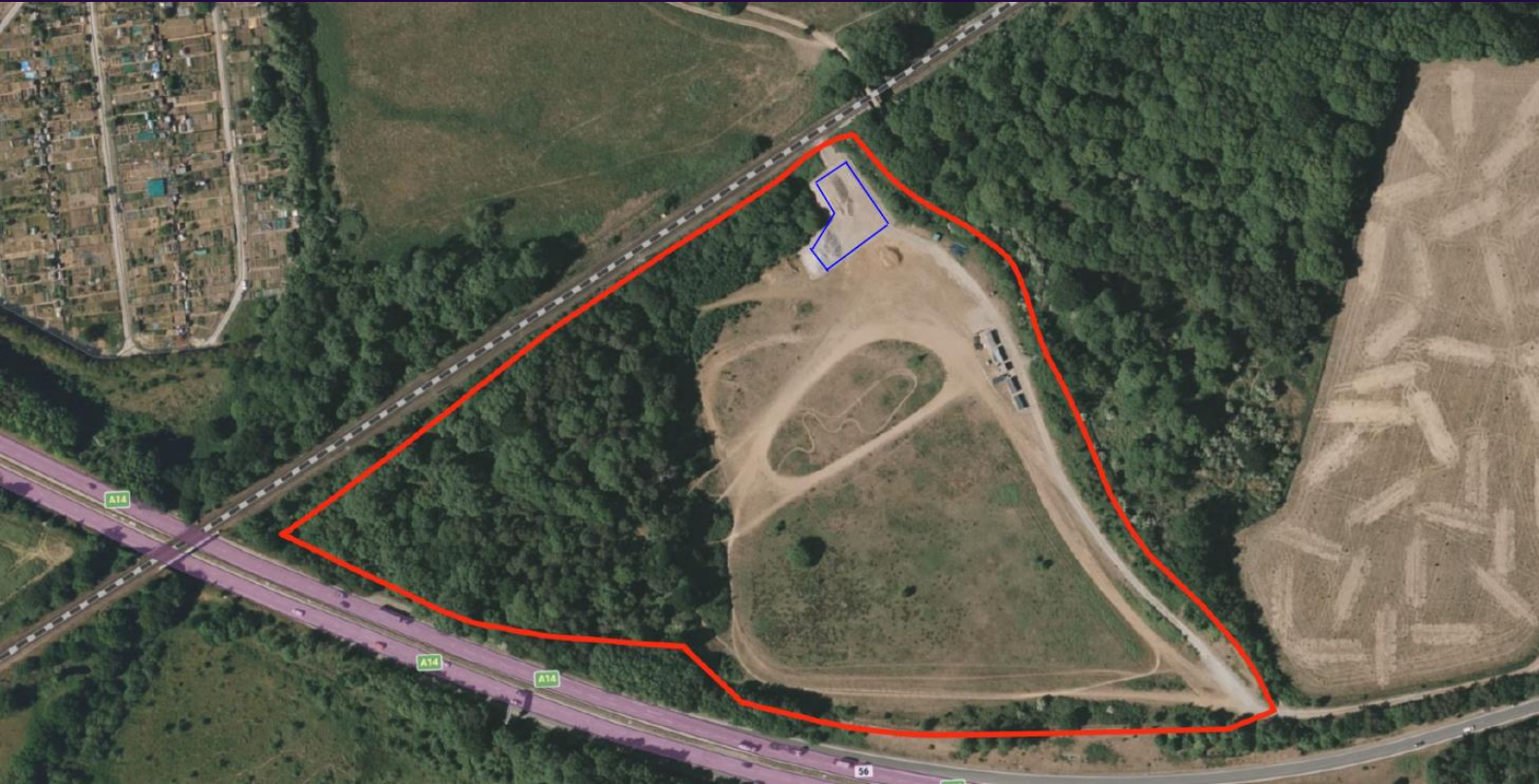


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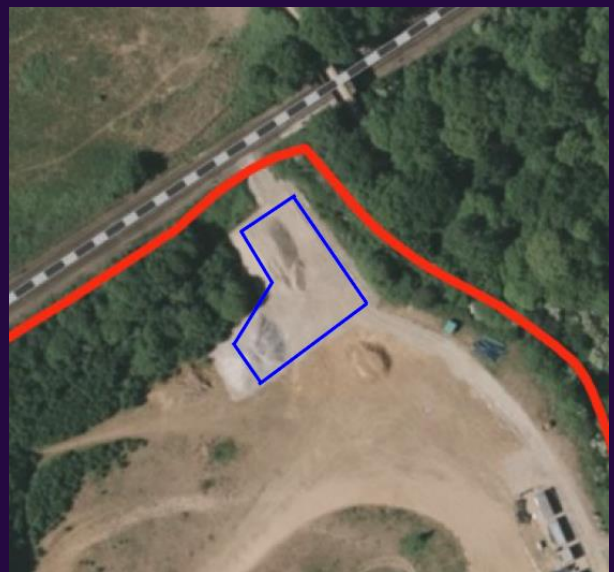
Open Storage Yard – To let



**Open Storage At Bobbits Hole, Wherstead
Junction 56**

Rent £8,000 Per Annum Exclusive

- **0.16 Acre (0.065 Hectare) Site**
- **Suitable For Open Storage**
- **Close To The A14**
- **New Lease Available**



Location

Ipswich is a major economic centre and is the County town of Suffolk, with a resident population of circa 150,000 people and a catchment area in excess of 350,000 people.

The town benefits from excellent communication links via the A14 from Felixstowe to Midlands via Cambridge and via the A12 to the M25 (Junction 28) and good rail links direct to Norwich and London Liverpool Street station, with a journey time of around 65 minutes.



Description

A regular and level concreted yard secured by off J.56 of the A14 Ipswich Southern bypass adjacent to a new industrial/warehouse development. The site is accessed from the A14 roundabout via an unmade track through open ground and the rear part of the site backs on to the main rail line.

Accommodation

The site extends to 0.16 acres(0.065 Hectares).

Asking Terms

A new lease incorporating regular upward rent reviews and drawn on a Full Repairing and Insuring basis. The lease will be excluded from the Security of Tenure provisions of the 1954 Landlord and Tenant Act. The landlord is to be flexible with regard to lease lengths and break clauses.

Asking Rent

£8,000 per annum exclusive of Business Rates, VAT if applicable and all other outgoings.



Legal Fees

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

Planning

The property has been used for storage and distribution by Network Rail for the past 5 years. There is no use class currently in place. Interested parties are advised to contact Ipswich Borough Council on 01473 432000.

Business Rates

The site is to be assessed for Business Rates. Interested parties are advised to contact Ipswich Borough Council on 01473 432000



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