

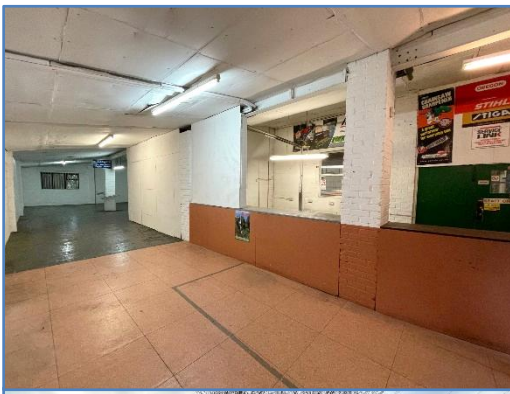
Industrial **To Let Workshop/Showroom Premises & Yard Area**



77-79 Cullingham Road, Ipswich IP1 2EG

Approx 526 sq m (5,672 sq ft)

- Situated to the west of Ipswich town centre
- Easy access to the A12/A14 and 1 mile from the railway station
- Workshops, showroom/office (partly heated) and yard area
- Available immediately in part or as a whole
- On new lease terms at a rent of **£25,524 per annum exclusive plus VAT**
- Would suit vehicle repair, storage, light manufacturing, etc.



Accommodation approximate (GIA)

Ground Floor	347 sq m	3,740 sq ft
Mezzanine	179 sq m	1,932 sq ft
Total Floor Area	526 sq m	5,672 sq ft

Energy Performance Certificate

The property has an EPC rating of C75, under a reference number of 9712-3029-0380-0690-9821 and expiring November 2028.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

01473 211933

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Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Situation

The premises are located within a largely residential area to the west of Ipswich Town Centre; the site is bordered by a tributary of the River Orwell on the south side. The A12 road on the south-western outskirts of the Town is less than 2 miles away, linking with the A14.

Description

The property comprises a detached industrial unit with show room/retail along one side. The workshop/storage space sits beneath a mezzanine floor that provides additional first floor accommodation. Externally there is a yard area for parking and loading. The retail area and office accommodation are equipped with gas central heating and the unit has three-phase electricity available.

Planning

The property currently has consent for industrial uses. All interested parties should contact Ipswich Borough Council on 01473 433200.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Business Rates

The rateable value for 77 is £6,800 & 79 is £9,400 (£16,200 combined). All interested parties should contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

The unit is available to let on new full repairing and insuring lease terms, for a term of years to be agreed, at a commencing rental of £25,524 per annum exclusive, plus VAT.

Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition including any IT and telecommunications links.

