

MODERN SELF STORAGE BUSINESS AND PREMISES FOR SALE

APPROX 2,695.64 SQ M (29,016 SQ FT)



**9a Dunlop Road, Hadleigh Road Industrial Estate,
Ipswich IP2 0UG**

- Easy access A12/A14
- Two floors fully fitted out for self-storage, totalling 184 units. Second floor open plan warehouse.
- Onsite car parking, security system, 24-hour access
- Nearby occupiers include Speedy Hire, Howdens, Magnet, Dulux Decorator Centre, Bookers, Wickes DIY, Cemex and Ancient House Press



Location

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies 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 property is situated on Brunel Road on the established Hadleigh Road Industrial Estate approximately 1.5 miles to the west of Ipswich town centre. The Estate comprises a number of local, regional and national trade counter occupiers and companies such as Speedy Hire, Howdens, Magnet, Dulux Decorator Centre, Bookers, Wickes DIY, Cemex and Ancient House Press.

Description

The property comprises a three storey industrial/warehouse unit which has been partially fitted out specifically for self-storage purposes with 184 Units over two floors. Second floor entirely vacant/open plan. Main reception, goods lift between the three floors, security system, onsite parking and 24-hour access.

Accommodation All dimensions and areas approximate:

Ground Floor		
Reception	22.90 sq m	247 sq ft
WC		
Ground Floor Area	872.46 sq m	9,391 sq ft
First Floor		
Self-storage	900.14 sq m	9,689 sq ft
Second Floor		
Vacant Unit	900.14 sq m	9,689 sq ft
Total Floor Area	2,695.64 sq m	29,016 sq ft

Services

We understand that mains electricity and water are available.

Business Rates

Rateable Value 2017
£55,500

Rates Payable
£27,361.50

However we would recommend that all interested parties make their own enquiries with Ipswich Borough Council on 01473 432000.

Planning

The property currently has consent for self storage use, all interested parties should make their own enquiries with Ipswich Borough Council on 01473 432000.

Price

Offers in the region of £1.25 million are requested for the fixtures and fittings and goodwill of the business. Accounts available upon request.

Legal Costs

Each party to bear their own legal costs.

Vat

VAT is payable under the Finance Act 1989.

Energy Performance Certificate

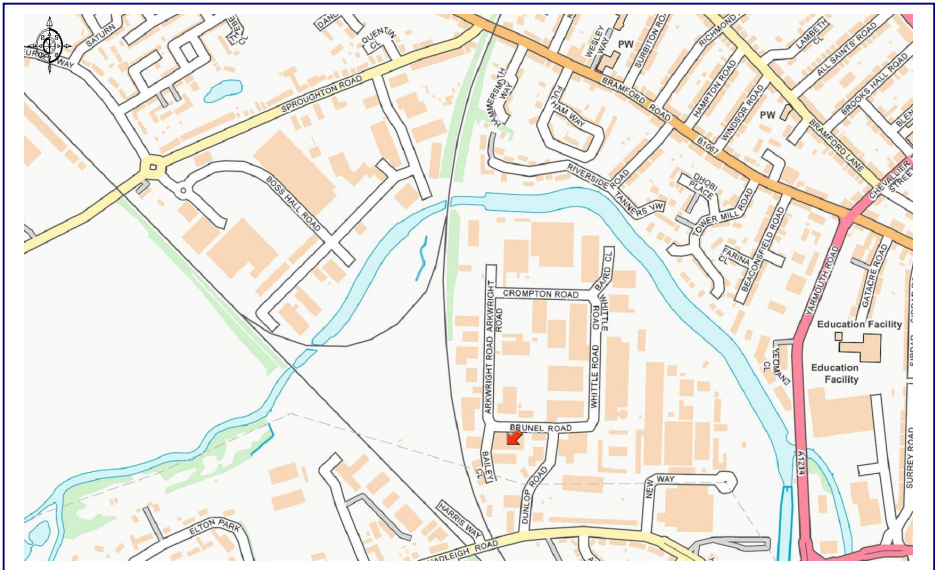
A copy of the EPC has been requested and should be available shortly.

Viewing

To view or for further information, please contact: Vanessa Penn at Penn Commercial, Suite C Orwell House, Fox's Marina, The Strand, Wherstead, Ipswich, Suffolk IP2 8NJ
Tel: 01473 211933. Fax: 01473 682266.
Email: vanessa@penncommercial.co.uk

Joint Agents Reader Commercial. Tel: 01473 289600.

Subject to Contract



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