

**QUALITY OFFICE INVESTMENT FOR SALE
PRODUCING AN INCOME OF £97,650 PER ANNUM**

Approx. 755 sq m (8,126 sq ft)



**Units 1-5 Alton Business Centre, Valley Lane, Wherstead,
Ipswich, Suffolk IP9 2AX**

- Close to Ipswich town centre, 2 minutes from A14/A137 interchange
- Tenants include NFU Mutual Insurance Society Ltd, Exquisite Homes and Porterhouse Building Services Ltd.
- For sale o.i.r.o. £1.2 million subject to contract



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

Alton Business Centre is situated 2 miles from Ipswich town centre and only 2 minutes from the A14/A137 interchange. The site provides easy access with excellent road communications with Felixstowe, London and the Midlands. A high speed inner city rail service is available at Ipswich and Manningtree to London Liverpool Street.

Description

The offices comprise converted traditional agricultural buildings which have been fitted out to a high quality. Features include Cat 5 cabling and individual patch panels, LG3 lighting, comfort cooling/heating, disabled lifts to first floor accommodation, carpet tile floor covering. There is generous car parking allocated to the units.

Accommodation (all areas are approximate)

Units 1 & 2	308.98 sq m	3,326 sq ft
Unit 3	212.93 sq m	2,292 sq ft
Unit 4	60.20 sq m	648 sq ft
Unit 5	102.19 sq m	1,100 sq ft
Unit 5A	70.7 sq m	761 sq ft
Total Floor Area	755 sq m	8,126 sq ft

Planning

The property currently has consent for B1 office use, however all interested parties should contact Babergh District Council on 01473 826622.

Legal Costs

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



Business Rates

Rateable Value 2017
All Units £89,250

Estimated Rates Payable
£44,000.25

We would recommend that all interested parties contact Babergh District Council on 01473 826622.

Services

We understand that mains electricity, water and private drainage are connected to the property. Each tenant pays a service charge of £1.38 per square foot for the year 2018.

Tenure

Units 1 & 2 are let to NFU Mutual Insurance Society Ltd at a rent of £38,784 p.a.x. on a 15 year lease expiring in March 2021.

Unit 3 is let to Funeral Safe Ltd at a rent of £27,504 p.a.x. on a 5 year lease expiring 2023.

Unit 4 is let to Porterhouse Building Services Limited at a rent of £8,100 p.a.x. on a 5 year lease expiring 2023.

Unit 5 is let to Ipswich 102 Ltd on a 12 year lease for £13,250 for years 1&2 rising to £13,750 p.a.x.

Unit 5A is let to Exquisite Homes Limited at a rent of £9,512.50 p.a.x. on a 5 year lease expiring 2023.

The property is available freehold as shown edged green and red on the site plan attached for identification purposes only.

Price

Offers are sought in the region of £1.2 million subject to the existing tenancies.

Energy Performance Certificate

A full copy of the EPC is available upon request, reference number 0260-7913-0316-0160-3054, rating C56.

Vat

VAT is payable on the purchase price under the Finance Act 1989.

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

Subject to Contract



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