

INDUSTRIAL UNITS FOR SALE

Total: 3,472.84 SQ M (37,381 SQ FT)

Unit G, 5 Brunel Road 777.2 SQ M (8,366 SQ FT)

9A Dunlop Road 2,695.64 SQ M (29,016 SQ FT)



9a Dunlop Road & Unit G, 5 Brunel Road, Hadleigh Road Industrial Estate, Ipswich IP2 0UG

- Easy access to A14/A12
- Self-storage unit of 184 fitted units and an entirely vacant floor of 9,689 SQ FT
- Kitchen and Bathroom showroom
- Onsite car parking
- 24 Hour access
- 3 Roller shutter doors



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, 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 properties are situated on Brunel Road (off Dunlop 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.

Accommodation

All dimensions and areas approximate:

9A Dunlop Road

Reception	22.90 sq m	247 sq ft
Ground Floor Area	872.46 sq m	9,391 sq ft
First Floor	900.14 sq m	9,689 sq ft
Second Floor	900.14 sq m	9,689 sq ft
Total Floor Area	2,695.64 sq m	29,016 sq ft

Unit G, 5 Brunel Rd

Showroom	275 sq m	2,960 sq ft
Warehouse	205 sq m	2,212 sq ft
Mezzanine Floor	296 sq m	3,194 sq ft
Total Floor Area	777 sq	8,366 sq ft

Services

We understand that mains electricity and water are available.

Planning

The properties currently have consent for self storage & B8 use, all interested parties should make their own enquiries with Ipswich Borough Council on 01473 432000.

Business Rates

9A Dunlop Road
Rateable Value 2017
£55,500

9A Dunlop Road
Rates Payable
£27,361.50

5 Brunel Road
Rateable Value 2017
£22,500

5 Brunel Road
Rates Payable
£11,092.50

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

Price

Offers in the region of £1.7 million are requested for the units, to include a successful self-storage business, fixtures and fittings etc.

Legal Costs

Each party to bear their own legal costs.

Vat

VAT is payable under the Finance Act 1989.

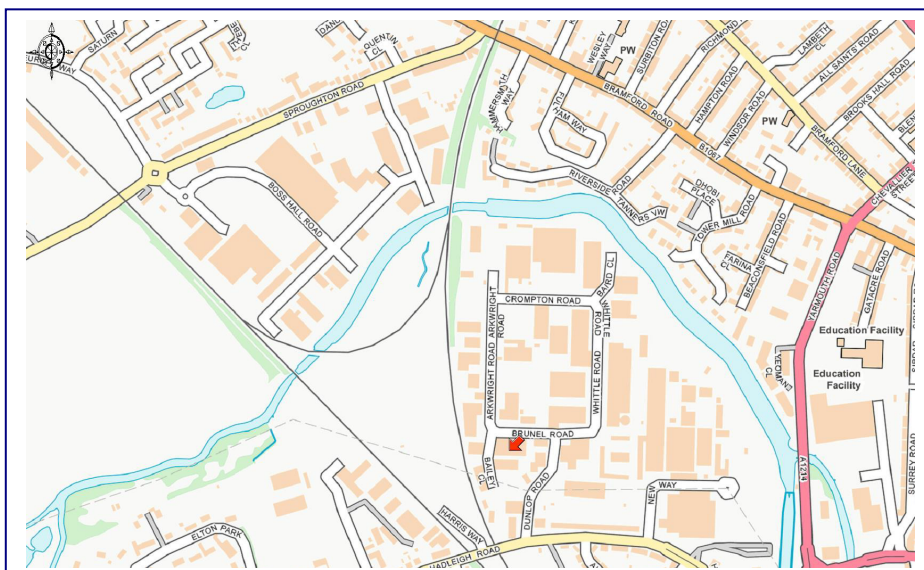
Energy Performance Certificate

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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