

## **TO LET MODERN WAREHOUSE/ TRADE COUNTER UNIT**

**APPROX 390.96 SQ M (4,208 SQ FT)  
Available for Immediate Occupation**



**Unit 4 Dencora Business Centre, 34 Whitehouse Road,  
Ipswich IP1 5LT**

- Manually operated roller shutter door
- Easy Access to A14
- Dock loading
- Phase 3 electricity
- Gas supply
- Secure car parking and lorry parking
- Double glazed UPVC windows



## 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 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 to the East Midlands.

## Situation

Dencora Business Centre is located on the outskirts of Ipswich adjacent to the A14 trunk road. It is situated in an established commercial location, Anglia Retail Park is close by which includes retailers such as Asda, B&Q, Pizza Hut and Comet.

## Description

The property comprises a modern, steel-framed warehouse/trade counter unit. It benefits from a good level of natural light, internal offices, kitchen and WC facilities.

## Accommodation

 (all dimensions approximate)

Industrial Unit	262.71 sq m	2,882 sq ft
Internal Offices	128.25 sq m	1,380 sq ft
<b>Total</b>	<b>390.96 sq m</b>	<b>4,208 sq ft</b>

## Services

We understand that mains gas, electricity and water are connected to the property. We would recommend that all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes.

## Planning

We understand that the property currently has B1, B2 and B8 consents, however we would recommend that all interested parties make their own enquiries with Ipswich Borough Council on 01473 432000.

## Service Charge

A service charge is payable for site security, landscaping, refuse collection, insurance and maintenance of the common areas.  
Current service charge to be advised.

## Business Rates

Rateable Value 2017	Estimated Rates Payable
£20,500	£10,106.50

We would recommend that all interested parties contact Ipswich Borough Council on 01473 433851.

## Terms

The property is available to let, on a new full repairing and insuring lease, for a term of years to be agreed, at an annual rental of £25,250 per annum exclusive.

## Vat

VAT is payable on the rental under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

## Legal Costs

Each party to bear their own.

## Energy Performance Certificate

A copy of the EPC is available upon request, reference number 0974-0533-0179-7024-4002, rating D84.

## Viewing

To view or for further information, please contact the sole agents.

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Suite C Orwell House, Fox's Marina, The Strand,  
Wherstead, Ipswich, Suffolk IP2 8NJ.  
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## Subject to Contract



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