

# RICHMOND HOUSE

Sproughton Road, Ipswich, IP1 5AN

## FREEHOLD SITE WITH OFFICES

FOR SALE

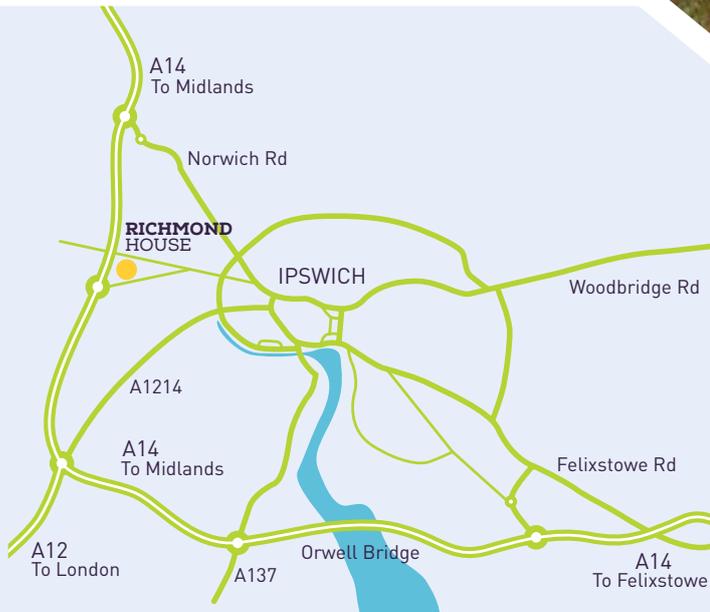


- Substantial site and premises for sale
- Potential sale and leaseback, term to be agreed
- 80 car parking spaces
- Immediately adjacent to A14
- Excellent frontage on Sproughton Road
- Suit owner occupier or redevelopment STPP

APPROX  
0.64 HECTARES/  
1.59 ACRES



All enquiries: [vanessa@penncommercial.co.uk](mailto:vanessa@penncommercial.co.uk)



## 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 A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands, and dual carriageway access to the A12.

## SITUATION

The property is situated on Sproughton Road, approximately 3 miles to the west of Ipswich town centre, with easy access to the main A14.

## LEGAL COSTS

Each party to bear their own legal costs.

## ENERGY PERFORMANCE CERTIFICATE

**D** 76-100 **77** This is how energy efficient the building is.

## 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

**01473 211933**

vanessa@penncommercial.co.uk

## PRICE

Offers in the region of **£1.45M** are requested for the freehold interest.

## DESCRIPTION

### Accommodation

All dimensions and areas approximate:

Two storey office	588.14 sq m	6,331 sq ft
Gatehouse	32.88 sq m	354 sq ft
Call Centre / Warehouse	431.81 sq m	4,648 sq ft
Warehouse	413.97 sq m	4,456 sq ft
Workshop	223.43 sq m	2,405 sq ft
<b>Total</b>	<b>1,690.23 sq m</b>	<b>18,194 sq ft</b>
<b>Yard area</b>	<b>0.64 hectares</b>	<b>1.59 acres</b>

We understand that all mains services are connected and there is gas fired heating.

## BUSINESS RATES

<b>Rateable Value 2017</b>	<b>£87,500</b>
<b>Rates Payable</b>	<b>£41,912.50</b>

