

Directions

For those using the What3Words app: ///amber.dock.newly



A well appointed, light industrial unit measuring 792 sq. ft (including an office) in a convenient part of Ipswich, close to the town centre.

TO LET
£9,250 PAX
Ref: B160/RB

Unit 5 Greenwich Business Park
Landseer Road
Ipswich
IP3 0DD



A light industrial unit measuring 792 sq. ft on the popular Greenwich Business Park. The unit also includes a roller shutter door and a small office measuring 69.5sq. ft (included).

Contact Us

Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.

Location

The property forms part of a small industrial park located about 1 mile south from the town centre on the eastern side of Ipswich docks and providing easy access into both the town centre and the A14/A12 road Network.

Description

The accommodation extends to 792 sq. ft (73.6 sq. m) gross internal floor area and includes a small office extending to 69.5 sq. ft (6.4 sq. m), manual roller shutter loading door, kitchen with sink, single WC . There is parking for 2/3 vehicles to the front of the unit.

Terms

The property is offered to let at a Guide Rental of £9,250 pax .

Services

The property is served by mains water and drainage. There is three phase electricity provided but no gas.

EPC

Rating = D (87). A full copy of the EPC is available on request.

Service Charge

There is a service charge of £400 pa payable annually.

Insurance

Buildings insurance is arranged by the Landlord and recharged to the Tenant. The Tenant is responsible for their own contents insurance.

Rateable Value/Business Rates

Qualifying occupiers may be eligible for small business rates relief which can reduce rates payable by up to 100% for certain properties. Further information available from Ipswich Borough Council.

Legal Fees

A legal fee deposit will be required.

Local Authority

Ipswich Borough Council

Viewing

By prior appointment through sole agents Clarke & Simpson; 01728 724200

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

Date October 2024

