

*Brand new B2 industrial units of 520sq.ft each, situated just off the A12 at Copdock.*

**TO LET**  
**From £8,500 PAX**  
**Ref: B243/JG**

Units 1-4 Woodside  
Old London Road  
Copdock  
Ipswich  
Suffolk  
IP8 3JH



Three brand new, B2 industrial units of 520sq.ft (48.45sqm) each, available individually or together.

Each unit benefits from a small kitchen area, disabled WC, 2 allocated parking spaces and electric roller shutter door to front.

**Available Immediately**

**Contact Us**



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## Location

The units are situated at the bottom of the Old London Road in the village of Copdock, approximately 2 miles south west of Ipswich. Easy access is provided to the A12, being situated to the west of the southern Copdock interchange, which itself is only 2 miles south of the main Copdock interchange linking the A12 and A14.

## Description

The premises comprises four brand new B2 industrial units, each extending to 520sq.ft (48.45sqm). Individually, the units have internal dimensions of 4.55m x 10.65m, with a minimum eaves height of 4.33m and a maximum of 5.10m, providing ample height for a mezzanine. To the front of each unit is a large electric roller shutter door for access with dimensions of 3.82 wide by 3.99 high. Each space has a personal access door to rear, small kitchen/teapoint and a disabled WC.

Parking is available to the front of the building with two spaces allocated per unit.

## Availability

Unit No.	Sqm	Sq Ft	Availability
Unit 1	48.45	520	LET
Unit 2	48.45	520	To Let
Unit 3	48.45	520	To Let
Unit 4	48.45	520	To Let
	193.8	2,080	

## Planning & Use

The units benefit from a B2 (general industrial) planning use but may be suitable for other business or storage purposes (Class E/B8). The Landlord will not permit vehicle repairs and MOT users.

## Terms

The units are available to rent individually or together on new leases with a minimum term of 3 years at an annual rent of £8,500 per annum exclusive, per unit. Any lease will be excluded from the security of tenure provisions of the Landlord & Tenant Act 1954. The leases will be on the basis of full repairing obligations. A deposit will be held by the Landlord equivalent to three months rent and a legal fee deposit will be required, returnable upon completion of the lease.

## Insurance

The Landlord will insure the building and recharge a proportion of the insurance premium to the Tenant. The Tenant will be required to hold their own contents and public liability insurance.

## Services

Each unit benefits from mains single phase electricity, mains water and private foul drainage.

## Service Charge

A service charge will be levied in respect of the upkeep of the access and yard, alongside emptying of the septic tank.

## Local Authority

Babergh District Council.

## Viewing

Strictly by appointment with Clarke and Simpson.

## Rateable Value

To be assessed.

## EPC

To be confirmed.



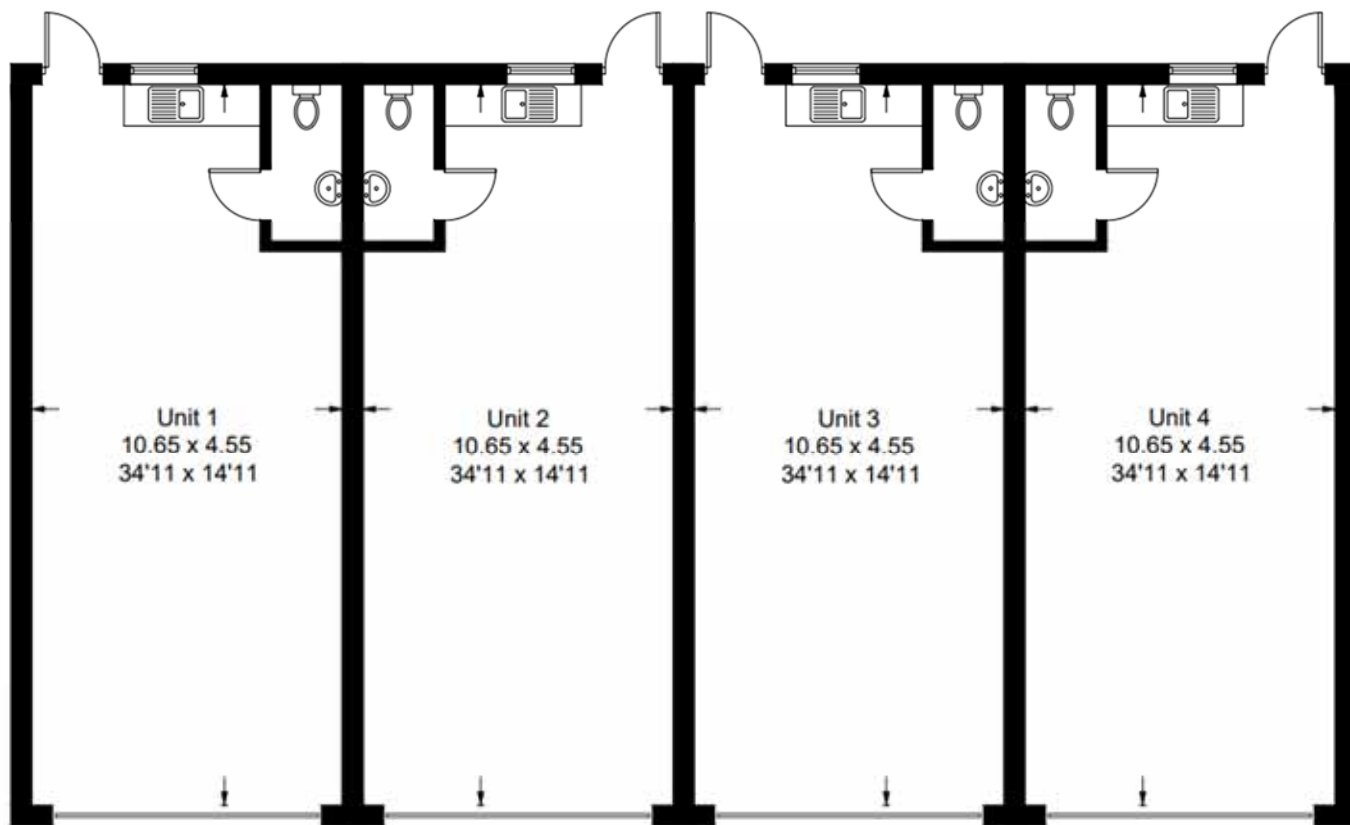
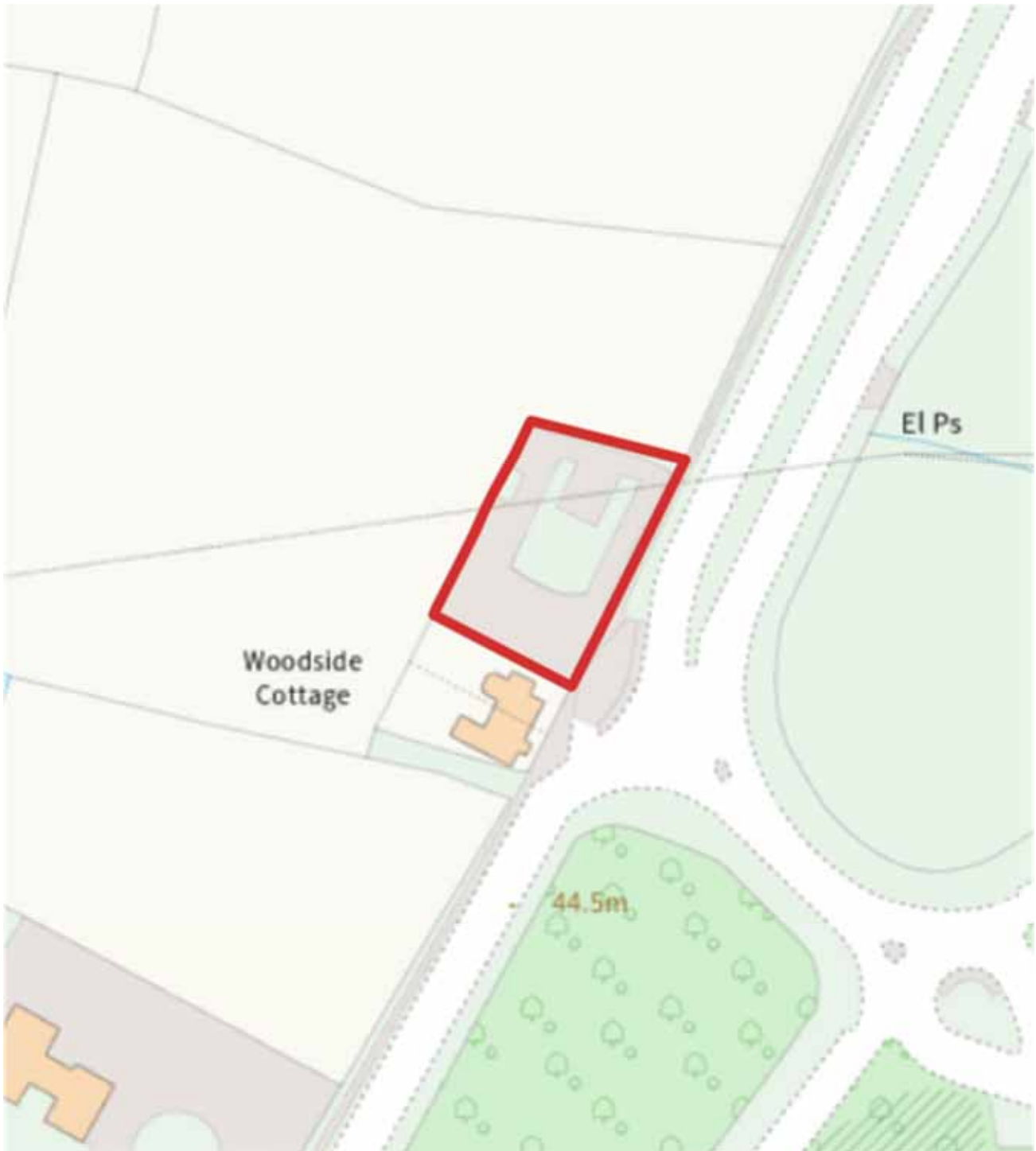


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1160158)



## Site Plan - Indicative Only



### NOTES

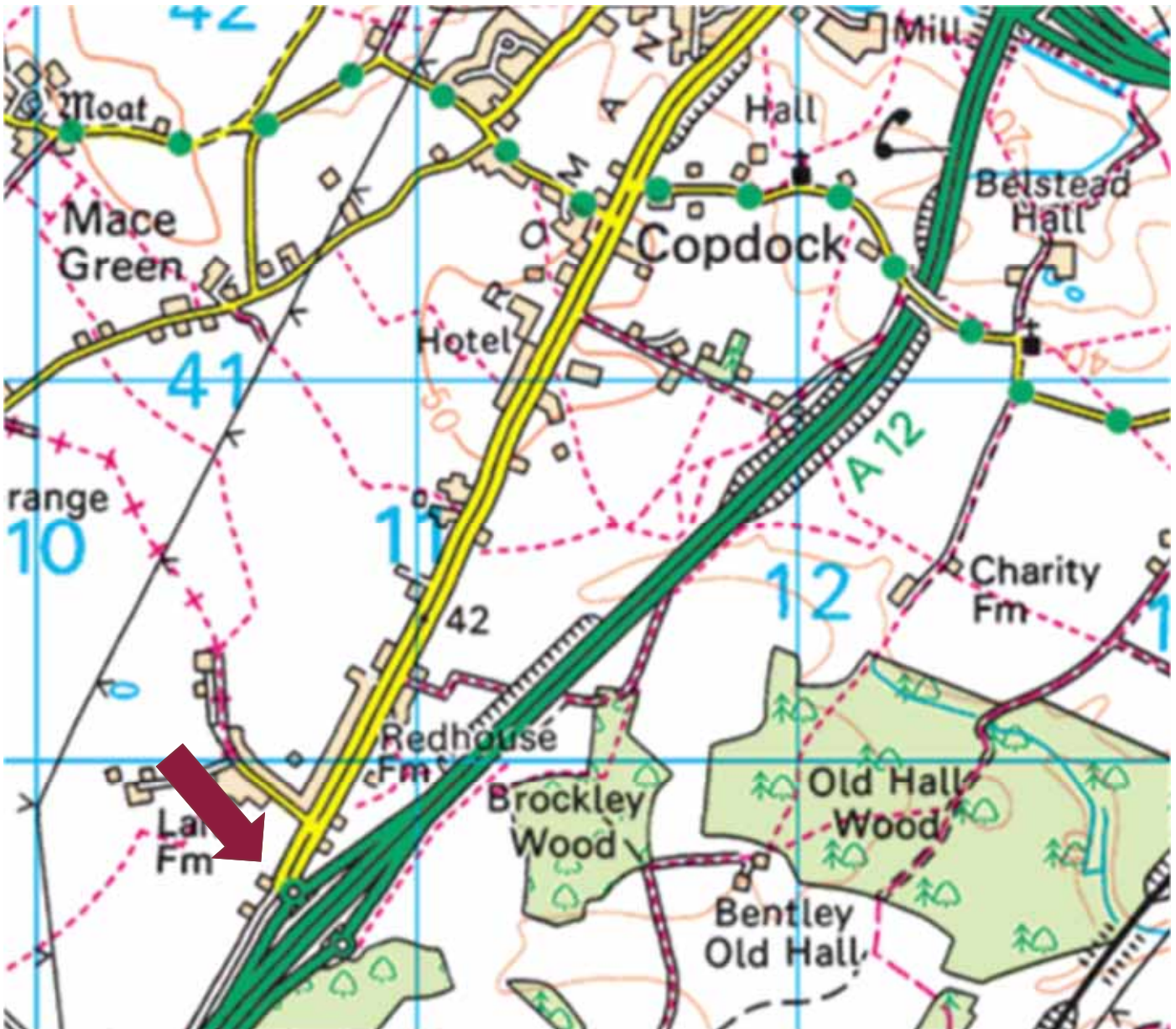
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2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

*Updated July 2025*

### Directions

From the Copdock interchange, head south on the A12, taking the first available exit (32B) towards Copdock and Washbrook villages. At the roundabout, turn right and proceed under the A12 before heading straight over the second roundabout, where the property will be found on the left hand side, at the junction to Roman Road.

For those using the What3Words app: [///chills.regal.poodle](http://chills.regal.poodle)



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