

*A purpose built, ground floor office/
storage/training centre which also
has Class F1 Use.*

Available from November 2025.

To Let
£10,000 PAX
Ref: B039/RB

Unit 4
The Quadrangle Centre
The Drift, Nacton Road
Ipswich
IP3 9QR



Ground floor warehouse/office/storage extending to 1,778 sq. ft
(164 sq.m).

Loading bay and parking for 2 cars.

Available on a new lease from November 2025

Contact Us



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Location

The Drift is located about 2.5 miles south east from the town centre just north of the Nacton Road and virtually adjacent to the Ransomes Europark, which is considered to be the premier business park in Ipswich and which is adjacent to the A14 connecting in turn to the A12. Ransomes Europark contains a large number of occupiers of retail/industrial/office and motor trade users with an Hotel and Leisure Club.

Description

A purpose built business unit with workshop/storage on the ground floor. The ground floor space has separate loading facilities via a concertina door and there are 2 car parking spaces included.

The Accommodation

Entrance lobby with Disabled WC and stairs to the first floor and access to the ground floor. Workshop/warehouse: Gross internal measurement 48'2" (14.7 m) x 36'9" (11.2 m) with part temporary internal partitioning and an office. There is a loading bay and car parking for 2 cars.

Services

Mains water, electricity drainage and gas available - shared with first floor (smart meters fitted). Radiator gas central heating and fire and security alarms. No services or systems are tested.

Business Rates

Ground floor Rateable Value £9,800. Qualifying occupiers may be eligible for small business rates relief. Further information available from the Local Authority.

Local Authority

Ipswich Borough Council

Terms

The property is being offered to rent at a guide rental of £10,000 pax and a new lease is proposed for a term to be agreed on full repairing and insuring terms. Service Charge - £436.28 per annum (variable and charged quarterly). Tenants are responsible for 50% of the utility costs and a contribution towards the Landlord's Building Insurance costs (50%).

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction. A legal fee deposit may be required.

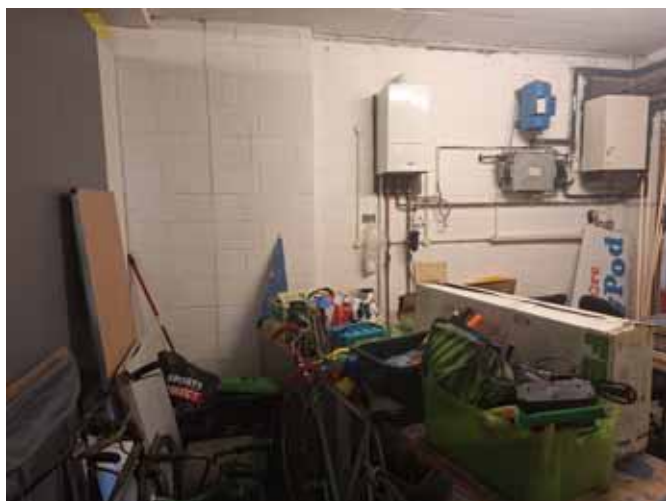
EPC

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Viewing

Strictly by prior appointment with the agent.





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.

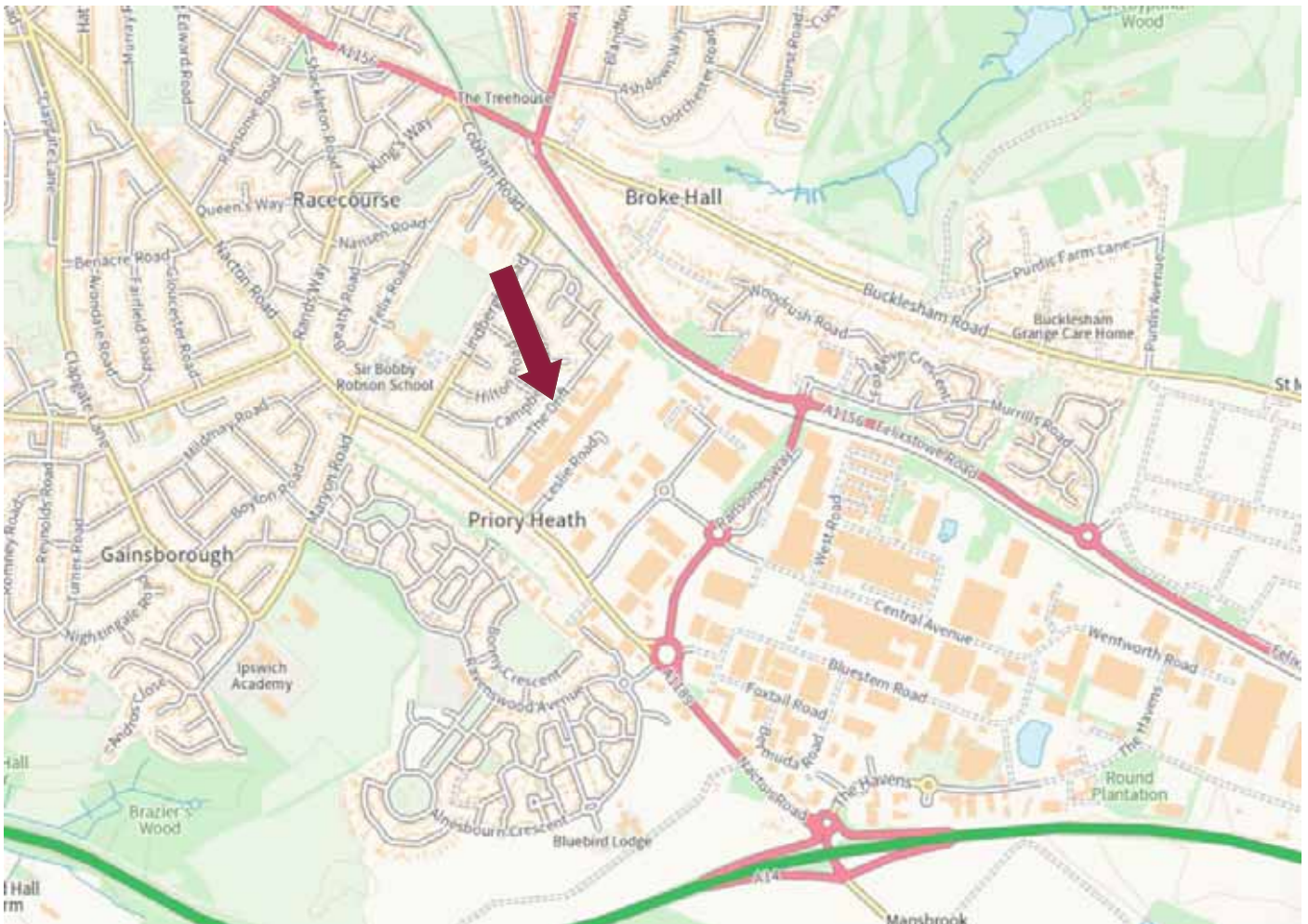
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

July 2025

Directions

From junction 57 of the A14 follow the A1189 towards Ipswich Town Centre. At the roundabout, take the third exit on to Nacton Road and then take the third turning right onto The Drift. The Quadrangle Centre will be found on the right hand side.

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