



FREEHOLD FOR SALE

Warehouse and Offices with Large Surfaced Yard and Parking

46/70 Cavendish Street, Ipswich, IP3 8AX

GUIDE PRICE

£575,000

AVAILABLE AREA

7,531 sq ft
[699.68 sq m]

IN BRIEF

- » Warehousing & Storage Areas
- » Large Surfaced Forecourt with parking
- » First Floor Offices & Ancillary Accommodation

LOCATION

Cavendish Street is situated to the east of Ipswich town centre, off the A1156 (Fore Hamlet/Bishops Hill) and within 2.5 miles of the A14 via Nacton Road.

The property is situated on the south side of Cavendish Street (see location plan), adjoining occupiers include Enterprise Rent a Car, Springvale Foods and Screwfix.

DESCRIPTION

The property comprises a 'T'-shaped building offering a combination of warehouse, office, and storage accommodation, together with an enclosed car park and a separate secure yard. The property is of brick and blockwork construction. The two storey element is under a flat roof, the remaining single storey areas are under pitched roofs.

The ground floor features two principal warehouse/showroom areas, supplemented by additional storerooms. The first floor comprises several partitioned offices together with kitchen and WC's.

The warehouse area is fitted with LED lighting and finished with vinyl flooring. The first-floor offices include kitchen, WC's and storerooms with fluorescent lighting and carpet flooring throughout. The premises are served by gas-fired heating.

The stores are accessed via a roller shutter door and two sets of double doors.

The forecourt area is fully fenced and served by double gates. Boundary walls enclose the separate service yard which is also served by double gates.

ACCOMMODATION [Approximate Gross Internal Floor Areas]

Ground Floor

» Entrance	318 sq ft	[29.55 sq m]
» Warehouses	2,258 sq ft	[209.77 sq m]
» Stores	1,583 sq ft	[147.20 sq m]
» WC's	112 sq ft	[507.90 sq m]

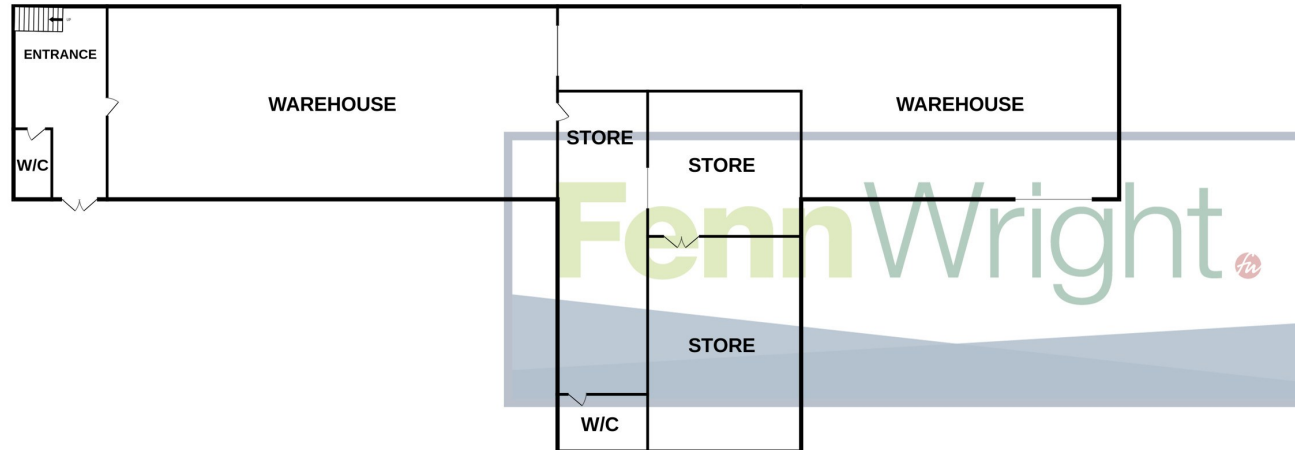
First Floor

» Office/Stores	2,064 sq ft	[191.8 sq m]
» Total Gross Internal Area	7,531 sq ft	[699.68 sq m]

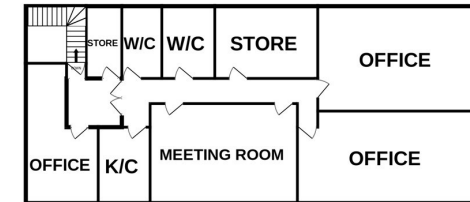


Floor Plan—Not to Scale for Identification Purposes Only

GROUND FLOOR



1ST FLOOR



SERVICES

We understand that the property is connected to mains electricity, gas, water and drainage.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all of those serving the property including IT and telecommunication links.

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, Suffolk, IP1 2DE .

Telephone: 01473 432000.

BUSINESS RATES

According to the Valuation Office Agency website, the premises has a current Rateable Value of £31,250. The rates payable is £15,000 per annum based on the current UBR for 2026/27 of £0.48.

All interested parties should make their own enquiries with the local rating authority in order to verify their rates liability.

PLANNING

The property has previously been used as offices and warehousing. It is assumed the property has planning for similar uses. However, all interested parties should make their own enquiries with the local planning authority to confirm their intended use.

ENERGY PERFORMANCE CERTIFICATE [EPC]

EPC Rating of D (88) — 2061-3557-2090-2406-7025

TERMS

Offers are invited in the region of £575,000 for the freehold interest with vacant possession upon completion.

VAT position to be confirmed.

LEGAL COSTS

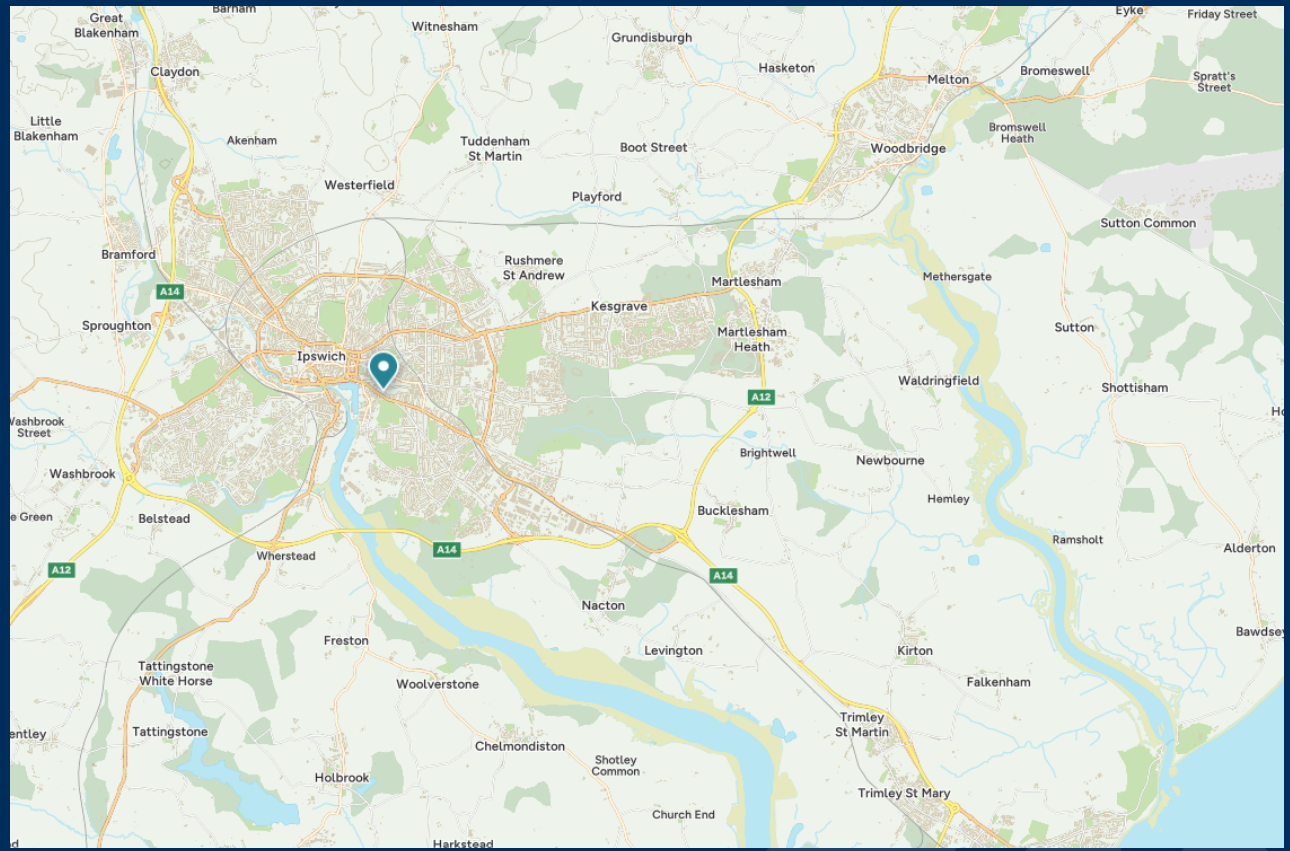
Each party is to be responsible for their own legal costs.

**VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE LETTING AGENTS:**

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Particulars created January 2026.

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