



**AVAILABLE TO LET**

Modern Industrial / Warehouse Premises

Unit 12A Sterling Complex, Farthing Road  
Industrial Estate, Ipswich, IP1 5AP

**RENT**

**£30,000**  
per annum

**AVAILABLE AREA**

**5,322 sq ft**  
[494 sq m]

## IN BRIEF

- » Located close to A14/A12 and town centre
- » Forecourt loading and car parking
- » Available for immediate occupation

## LOCATION

Ipswich is the county town of Suffolk with a resident population of approximately 130,000.

The Sterling Complex is located on the Farthing Road Industrial Estate approximately two miles west of Ipswich town centre. The estate benefits from direct access onto the A14 dual carriageway road communications to the A12, Felixstowe, London and the national motorway network.

## DESCRIPTION

The property comprises a semi-detached warehouse unit of steel frame construction with blockwork and cladding to the elevations beneath an insulated roof.

The ground floor is partitioned to provide a full height warehouse, along with additional storage rooms, a part glazed reception, kitchen and WCs. The first floor includes several offices and meeting rooms, extended over a mezzanine at the rear, as well as a further kitchen and WC facilities.

The offices benefit from air conditioning, fluorescent lighting, and carpet floor coverings, with part gas-fired central heating.

At the front, the property is served by a roller shutter door and includes a loading and car parking area.

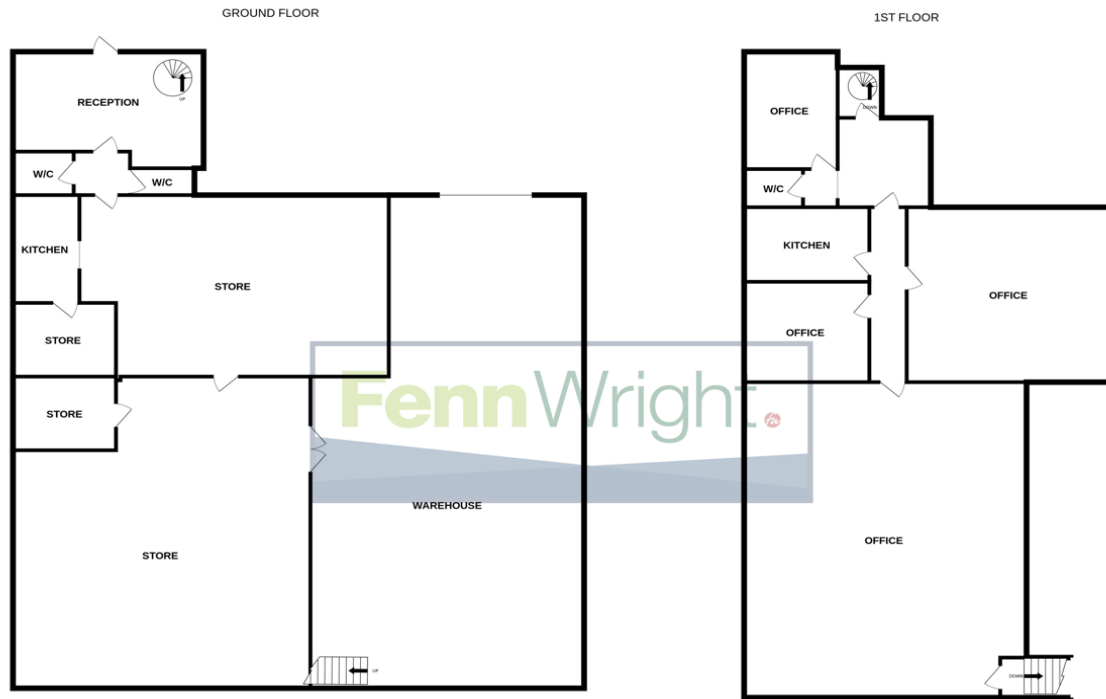
## ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Ground Floor Warehouse 1,330 sq ft [123.59 sq m]
- » Ground Floor Ancillary 2,070 sq ft [192.29 sq m]
- » First Floor Offices & Ancillary 1,922 sq ft [178.56 sq m]
- » **Total Gross Internal Area 5,322 sq ft [494.44 sq m]**

Apex: 8.15 m | Eaves: 5.14 m





### SERVICES

We understand that the property is connected to mains electricity, water, gas 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 43200

### BUSINESS RATES

From verbal enquiries with the Local Rating Authority we understand that the premises are assessed as follows:

Rateable Value                      £ 31,250  
Rates payable (2025/2026) £ 15,593.75

All interested parties should make their own enquiries to verify their rates liability.

### PLANNING

The property has been used for storage and light industrial uses.

All interested parties should make their own enquiries with the Local Planning Authority.

### ENERGY PERFORMANCE CERTIFICATE [EPC]

EPC Rating C(73) - valid until June 2031.

### TERMS

The premises are available on a new business lease for a term to be agreed and at an initial rent of £30,000 per annum exclusive.

### 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 June 2025.

