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COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

PROMINENT TRADE COUNTER UNIT 267 SQ M/2,874 SQ FT



Unit A (24) Goddard Road
Whitehouse Industrial Estate
Ipswich
IP1 5NP

TO LET
High profile trade counter unit with onsite car parking
Available Q2 2026
Glazed shop front protected by a loading door
Nearby occupiers include, Screwfix, CEF, Wurth & Formula One
New lease terms
Rent £27,500 per annum exclusive

LOCATION

Goddard Road is situated on Whitehouse Industrial Estate approximately 2 miles west of Ipswich Town Centre. The property enjoys direct access onto the A14 providing excellent road communication to Felixstowe, Bury St Edmunds, the Midlands and London via the A12 (south). The unit A is located immediately behind the Asda Superstore and forms part of a popular trading terrace with occupiers Screwfix, Würth, CEF, Auto Windscreens and next door to Formula One and Sliderobes

DESCRIPTION

The property comprise an end of terrace refurbished trade counter unit with parking outside the front. Access to the unit is via a lathe roller shutter door or pedestrian entrance. Behind the loading door is a glazed shop front lending the property ideally for retain concept. Internally the unit has a ground floor office, WC, kitchen ancillary block with an additional office at first floor level. The unit benefits from LED lighting, sealed floor and gas overhead heaters. Outside the front of the unit is parking for approximately 8 vehicles.

ACCOMMODATION

(Please note all areas are appropriate)

Depth	21.8 m	71 ft 5"
Width	11.12 m	36 ft 5"
Gross internal area (GIA)	242.4 sq m	2,609 sq ft

Note: within the above area includes an office ancillary block with circa 29.1 sq m/213 sq ft.

First floor		
Office	25 sq m	269 sq ft
Total area	267 sq m	2,874 sq ft
Minimum height to eaves	5.6 m	18 ft 4"
Height to apex	6.1 m	20 ft
Loading door height	3.86 m	12 ft 7"
Loading door width	3.5 m	11 ft 6"

SERVICES

Originally all main services were connected with electric Gas, water and drainage. We have not tested any services and any interested party should carry out their own due diligence in relation to services offered by utility companies, electric, gas, water and drainage. We have not tested any services and any interested party should carry out their own due diligence in relation to the services offered by utility companies, telecoms and IT links.

TERMS

The property is available by way of a new full repairing and insuring lease, length to be agreed, subject to 5 yearly upward only rent reviews, if applicable, at proposed commencing rent of £27,500 per annum exclusive.

VAT

VAT is not applicable to the property.

BUSINESS RATES

Rateable value of this property is £25,750 from 1 April 2026. Using the standard poundage of 55.5p, rates payable circa. £14,291 per annum. For further information contact Ipswich Borough Council Business Rates Department Telephone number: 01473 433851.

ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, all prospective tenants will be required to provide proof of identity and address. This may include, but is not limited to, a passport or driving licence and a recent utility bill or bank statement

LOCAL AUTHORITY

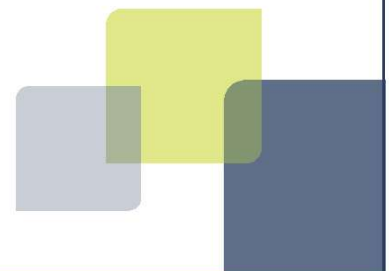
Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, IP1 2DE Tel: 01473 432000

SERVICE CHARGE

For further information can be provided upon request.

EPC

Upon request.



PLANNING

We have been verbally advised by Ipswich Borough Council that the unit falls into the category of planning use B1. It is advised that any interested party should carry out their own investigations with the Local Authority Planning Office as to their specific use.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

For further information please contact Sole Agents, Martin Reader at Reader Commercial on 01473 289600 or martin@readercommercial.com

Plan for location purposes only

