

FREEHOLD FOR SALE

Freehold Warehouse Premises

Carr Road, Felixstowe, Suffolk, IP11 3RX

GUIDE PRICE

£4,250,000

AVAILABLE AREA

48,423 sq. ft. [4,499 sq. m.]
on 3.3 acres [1.335 Ha.]

IN BRIEF

- » Felixstowe Port within less than 1 mile.
- » Secure loading yard.
- » Additional extensive parking area.
- » Eaves height 7.7 metres.

LOCATION

Felixstowe is the UK's largest and busiest container port handling 4 million TEUS and remains the country's primary gateway for imports from Asia and other global markets. The port serves 15 rail freight destinations and the A12 and A14 trunk routes provide access to the Midlands, London and the national motorway network.

The property is located in Carr Road, immediately adjoining the port complex and within less than 1 mile of the main entrance.

DESCRIPTION

The property is shown on the site plan edged red for identification purposes only, the total site extending to approximately 3.3 acres (1.335 hectares).

The property comprises a large warehouse building of steel portal frame construction with profile metal cladding, with an office entrance to the front and two loading doors to the rear opening on to a covered loading bay within a secure yard.

The premises are currently divided internally into two separate warehouse areas and ancillary accommodation includes ground floor open plan, air conditioned offices with partitioned private rooms, further first floor offices and mezzanine storage, locker & staff room and WC facilities.

A surfaced parking area opposite the building extends to approximately 0.70 acres (0.283 hectares), providing scope for additional storage or redevelopment, subject to planning.

The property is believed to have been built around 1989 and originally formed part of a larger complex including the adjoining buildings to the east.

Floor plans and a virtual tour are available upon request.





ACCOMMODATION

According to our measurements the property provides the following approximate floor areas:-

» Main warehouse area	2,072.31 sq. m. (22,306 sq. ft.)
» Loading bay store & adjoining office	41.35 sq. m. (445 sq. ft.)
» Additional warehouse area	817.36 sq. m. (8,798 sq. ft.)
» Offices	689.95 sq. m. (7,427 sq. ft.)
» Link building	207.38 sq. m. (2,232 sq. ft.)
» First floor offices	140.30 sq. m. (1,510 sq. ft.)
» Mezzanine storage	<u>530.23 sq. m.</u> (<u> 5,707 sq. ft.</u>)
» Total gross internal floor area	4,498.88 sq. m. (48,423 sq. ft.)

External loading bays 221.90 sq. m. (2,389 sq. ft.)

The eaves height is 7.7 metres and the apex 8.45 / 8.67 metres.

PLANNING

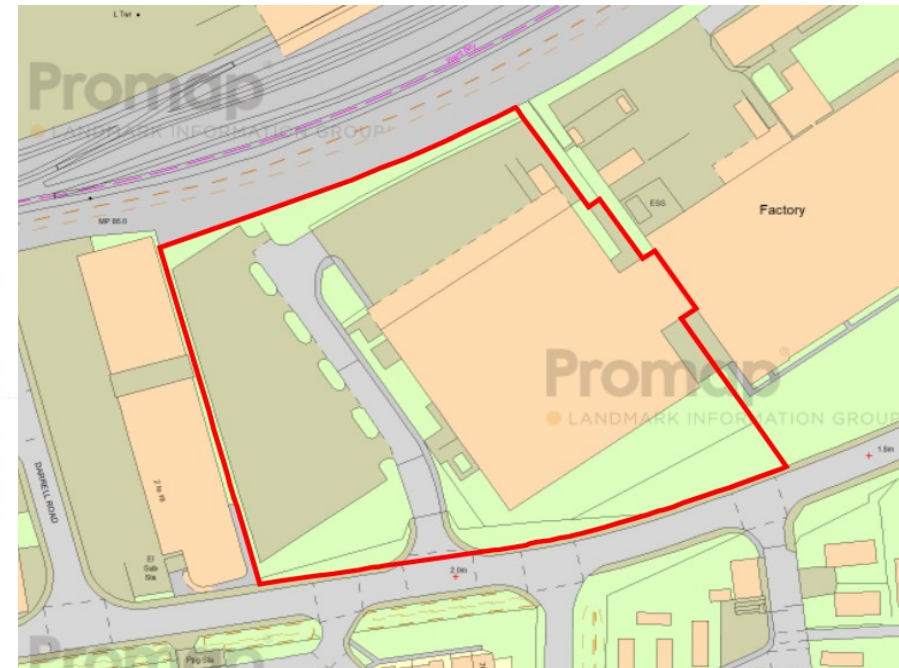
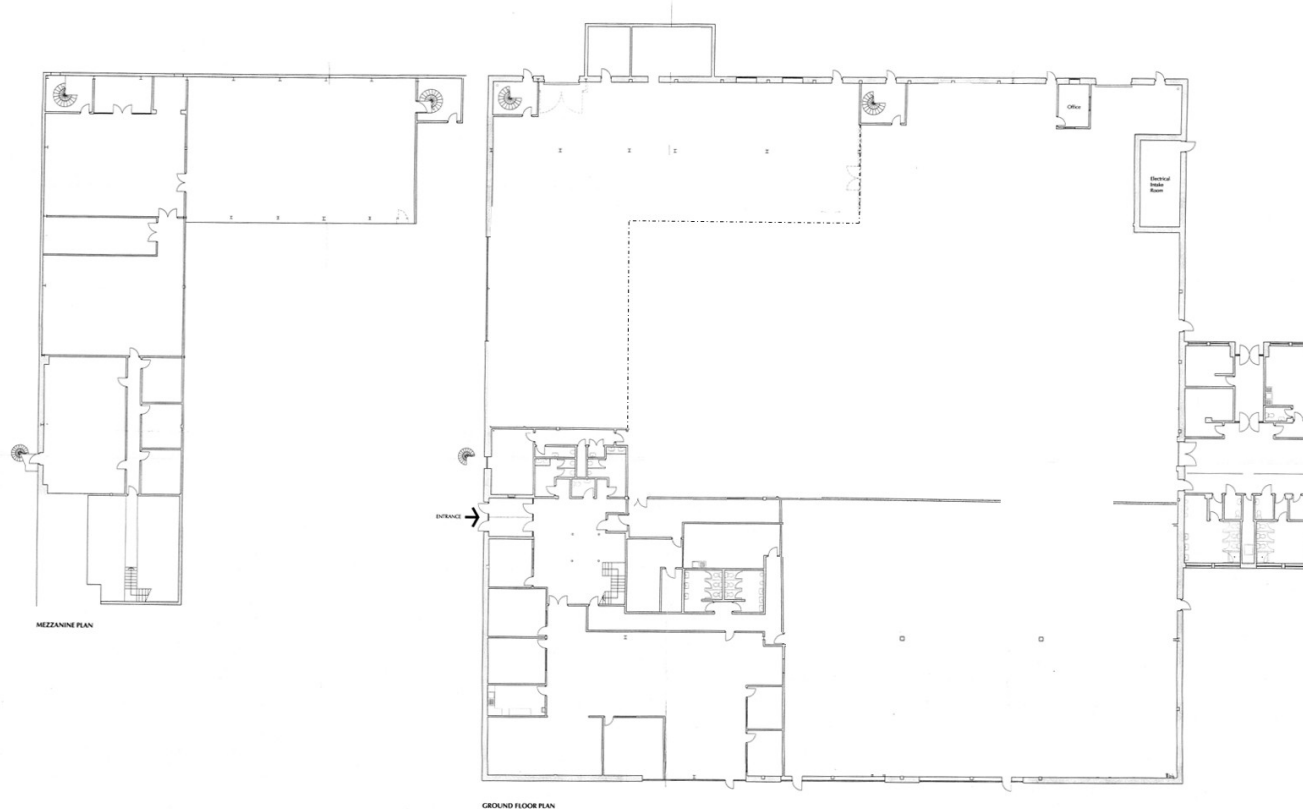
The planning consent states that the premises shall be used solely for the storage, repacking and distribution of motorcycle parts, tyres, accessories and clothing with ancillary offices and trade showroom and the permitted working hours are 7:30am to 6pm Monday to Friday and 7.30 to 1.00pm Saturdays, with no working on Sundays or bank holidays, unless otherwise agreed with the Planning Authority.

It is considered that the property has good potential for alternative warehouse uses and the car park provides scope for further development. All interested parties should make their own enquiries with the local planning authority regarding their proposals.

BUSINESS RATES

The property is assessed as follows:

Rateable Value (1st April 2026)	£244,000
Rates Payable (2026/2027)	£117,120 per annum



Floor plan & site plan are not to scale and for identification purposes only

ENERGY PERFORMANCE CERTIFICATE [EPC]

Rating: 73(C)
 Certificate No. 3725-2291-8031-0602-7623
 Valid until 27 January 2036

SERVICES

It is understood that the property is connected to mains three phase electricity, water, drainage and a high speed BT leased line is currently installed.

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 those serving the property including IT and telecommunications.

TERMS

Offers are invited in the region of £4,250,000 for the freehold interest with vacant possession upon completion.

The sale price will be subject to VAT at the standard rate.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred during the course of the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

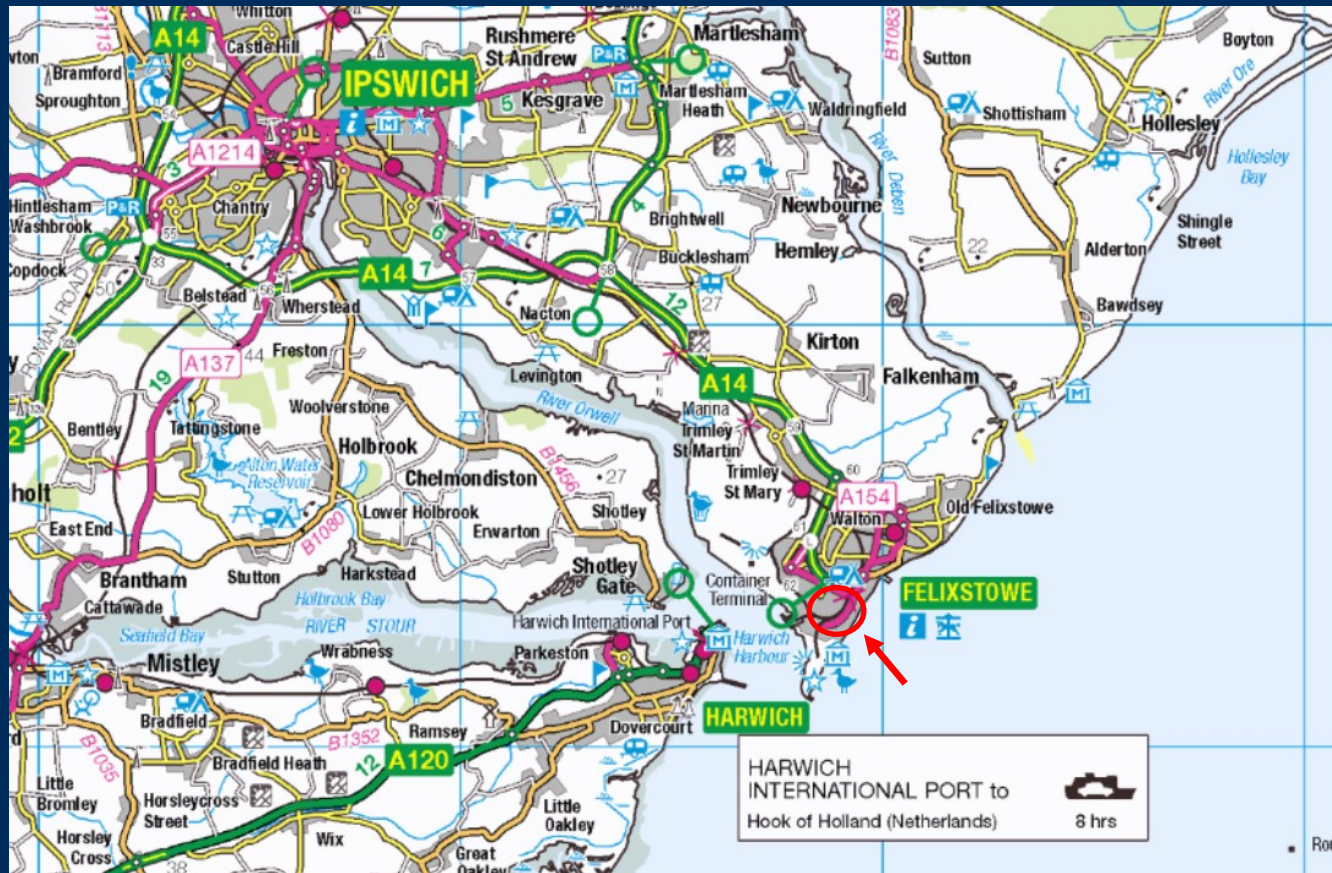
Anti-Money Laundering Regulations require Fenn Wright to formally verify a prospective purchaser's identity and the source of funds prior to proceeding with an agreed sale.

VIEWINGS STRICTLY BY APPOINTMENT
VIA SOLE AGENTS:

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Particulars created March 2026.

