

TO LET: Rarely Available Industrial Unit



115 Burrell Road, Ipswich, Suffolk IP2 8AE **Approx 730.05 sq m (7857.65 sq ft)**

- Located on the north side of Burrell Road, adjacent to the River Orwell and approximately 300 meters from Ipswich Railway Station
- Easy access to the A12/A14
- Offers a trade counter, offices and warehouse

Available immediately on new lease terms at a rent of £43,000 per annum exclusive.



Accommodation (approximate) (GIA)

Internal Mezzanine & GF Storage	456.5 sq m	4,913.72 sq ft
Ground Floor Office	124.3 sq m	1,337.95 sq ft
First Floor	149.25 sq m	1,606.51 sq ft
Total	730.05 sq m	7857.65 sq ft

Energy Performance Certificate

The property has an EPC rating of D79, under a reference number of 8662-8474-8563-0734-8756 and expiring June 2034.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

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Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

Situation

The site is located on the north side of Burrell Road, adjacent to the River Orwell and approximately 300 meters from Ipswich Railway Station to the west. The town centre is about 0.5 miles to the north, while the intersections of the A14/A137 and A12/A14 are roughly 2.6 miles and 3.1 miles away, respectively.

Description

The unit comprises a steel portal frame construction with brick/blockwork elevations and profile sheet cladding, the unit includes a trade counter/office, a ground floor warehouse, a mezzanine level with offices and storage space, kitchen and restroom facilities..

There are approximately six parking spaces next to the unit, which is surrounded by enclosed fencing and brick wall borders.

Planning

The property currently has consent for industrial use B8. All interested parties should contact Ipswich Borough Council on 01473 433200.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Business Rates

The rateable value £40,000. All interested parties should contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

The unit is available to let on new full repairing and insuring lease terms, for a term of years to be agreed, at a commencing rental of £43,000 per annum exclusive.

Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition including any IT and telecommunications links.

