

Industrial

TO LET: Industrial/Storage Unit with Car Parking



**Unit 2 Newbourne Business Park, Mill Road,
Newbourne, Woodbridge, Suffolk IP12 4NP
Approx. 132.3 Sq M (1,424 Sq Ft)**

- **Close to BT, Adastral Park & Martlesham Heath**
- **Easy access to A12/A14**
- **Full size roller shutter door**
- **Ample car parking and loading space**

Available to let on a new FRI lease, for a term of years to be agreed, at a rent of £6,000 per annum exclusive.



Location

Ipswich is the administrative and county town of Suffolk with a resident population of 160,000 and a retail catchment population of approximately 450,000. 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

Newbourne is situated approximately 6 miles east of Ipswich, 4 miles from Woodbridge and 5 miles from Felixstowe. Newbourne Business Park is close to BT, Adastral Park and the amenities and shopping at Martlesham Heath.

Description

The property comprises a detached, single storey industrial/storage unit of steel portal frame construction. There is a full size roller shutter door, staff facilities, ample car parking and loading space. The concrete hardstanding directly to the south of the property is included within the demise.

Accommodation (all areas are approximate)

Total Area Approx. 132.3 Sq M (1,424 Sq Ft).

Legal Costs

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

Planning

We understand the property has consent for light industrial uses under Use Class E(g)(iii) of the Planning Act, with a working hour restriction from 8am to 6pm Monday to Saturday and no working on Sundays and Bank Holidays. All interested parties should contact East Suffolk Council on 0333 016 2000.

EPC

A new EPC will be commissioned if required.

Terms & Tenure

The property is available to let on a new lease, for a term of years to be agreed, at a rent of £6,000 per annum exclusive.

VAT

VAT is not applicable.

Property Management

Penn Commercial offers a bespoke property management service to Landlords, across all commercial property sectors, which can be scaled and priced according to clients' needs, from a single-property site to a multi-unit portfolio.

Please contact: Stephen Nash, Commercial Property Manager /
Tel. 01473 211933 / Email: stephen@penncommercial.co.uk / Website:
www.penncommercial.co.uk

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. There is no service charge at this time, but we understand the tenant will be recharged their proportion of the building insurance to the landlord, to be confirmed.

Business Rates

Rateable Value £6,600. We understand that small business rates relief may be applicable. All enquiries to East Suffolk Council on 0333 016 2000.

Viewing

Strictly by prior appointment with sole agents Penn



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Wherstead, Ipswich, Suffolk IP2 8NJ

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