

Industrial

TO LET: Warehouse Premises, with Yard Area & Car Parking

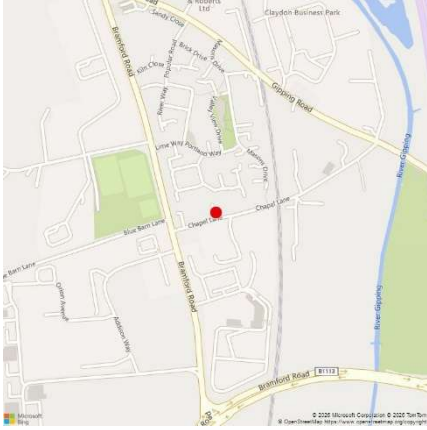


**Anchor House Unit A, Chapel Lane, Great Blakenham,
Ipswich, Suffolk IP6 0JZ**

**Total Area Approx. 2,300.85 Sq M (24,767 Sq Ft) / Site
Area 0.40 hectares (1 acre)**

- Easily accessible from Chapel Lane
- Palisade fenced compound to the front of the property
- The warehouse has a concrete floor & is of steel portal frame construction
- Three-phase electricity, mains water & sewerage

**Available to let on a new FRI lease, for a term of years to be
agreed, at a rent of £100,333 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

Chapel Lane occupies a well-connected locale nestled between Great Blakenham and Needham Market, just a mile from Junction 52 of the A14. The A14, serving as a vital artery linking Felixstowe with Cambridge and the Midlands, complements the property's strategic positioning. Furthermore, the A12 lies within 5 miles of Junction 52, offering convenient road links to Colchester, Cambridge, and London.

Description

The site is easily accessible from Chapel Lane and provides a palisade fenced compound at the front of the property. The warehouse has a concrete floor and is of steel portal frame construction. There is three phase electricity, mains water, and sewerage. There is ample roof lighting. There is parking to the front and side of the property.

Accommodation (all areas are approximate)

Total Area Approx. 2,300.85 Sq M (24,767 Sq Ft) /
Site Area 0.40 hectares (1 acre)

Legal Costs

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

Planning

We understand the property to have B2/B8 planning. All interested parties should contact Babergh Mid Suffolk District Council on 0300 123 4000.

EPC

Current rating G (expired). The EPC assessor has advised that the existing heaters in the warehouse have a significant negative impact on the rating, as large storage areas are not expected to be heated. Based on the assessor's modelling, removal of these heaters may improve the rating to C, subject to the works being completed and a new EPC being issued. The improvement works have not yet been confirmed, and the current EPC remains G until reassessed.

Terms & Tenure

The property is available to let on a new FRI lease, for a term of years to be agreed, at a rent of £100,333 per annum exclusive.

VAT

VAT is 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. Gas is in the wider estate 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 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 £84,000. All enquiries to Babergh Mid Suffolk District Councils on 0300 123 4000.

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

01473 211933

**shaun@penncommercial.co.uk
penncommercial.co.uk**

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