penn commercial
01473 211933
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Office/Light Industrial/Education

TO LET: Flexible office/light industrial/educational premises, with extensive yard area



517 London Road, Ipswich, Suffolk IP2 0ST

Total Area Approx. 875.90 sq m (9,428 sq ft)

- **Former factory & training facility**
- **Close to main road, a short distance from the Copdock Interchange/ A12/A14**
- **Flexible office premises across ground & first floors, with kitchen, WCs & staff facilities**
- **Extensive on-site car parking**
- **Would suit a variety of uses, inc. education/training providers, religious organisations, quasi-medical, storage/construction, S.T.P.P.**

Available to let immediately, at a rent of £49,950 per annum exclusive.

CoStar AWARDS ANNUAL AWARDS TOP AGENCY 2024 WINNER




OUT

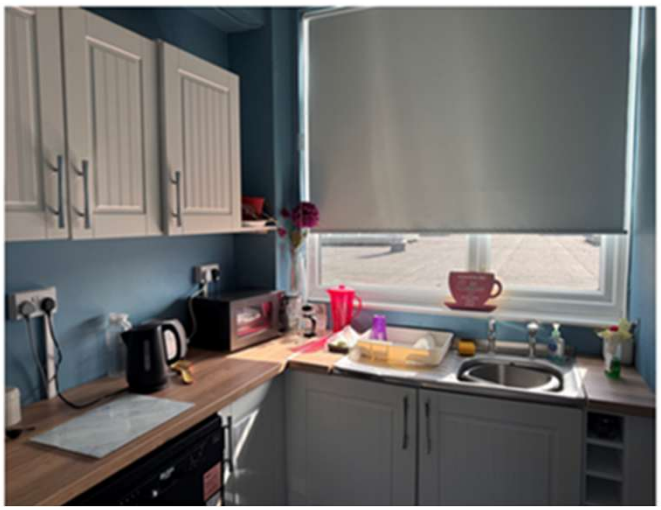


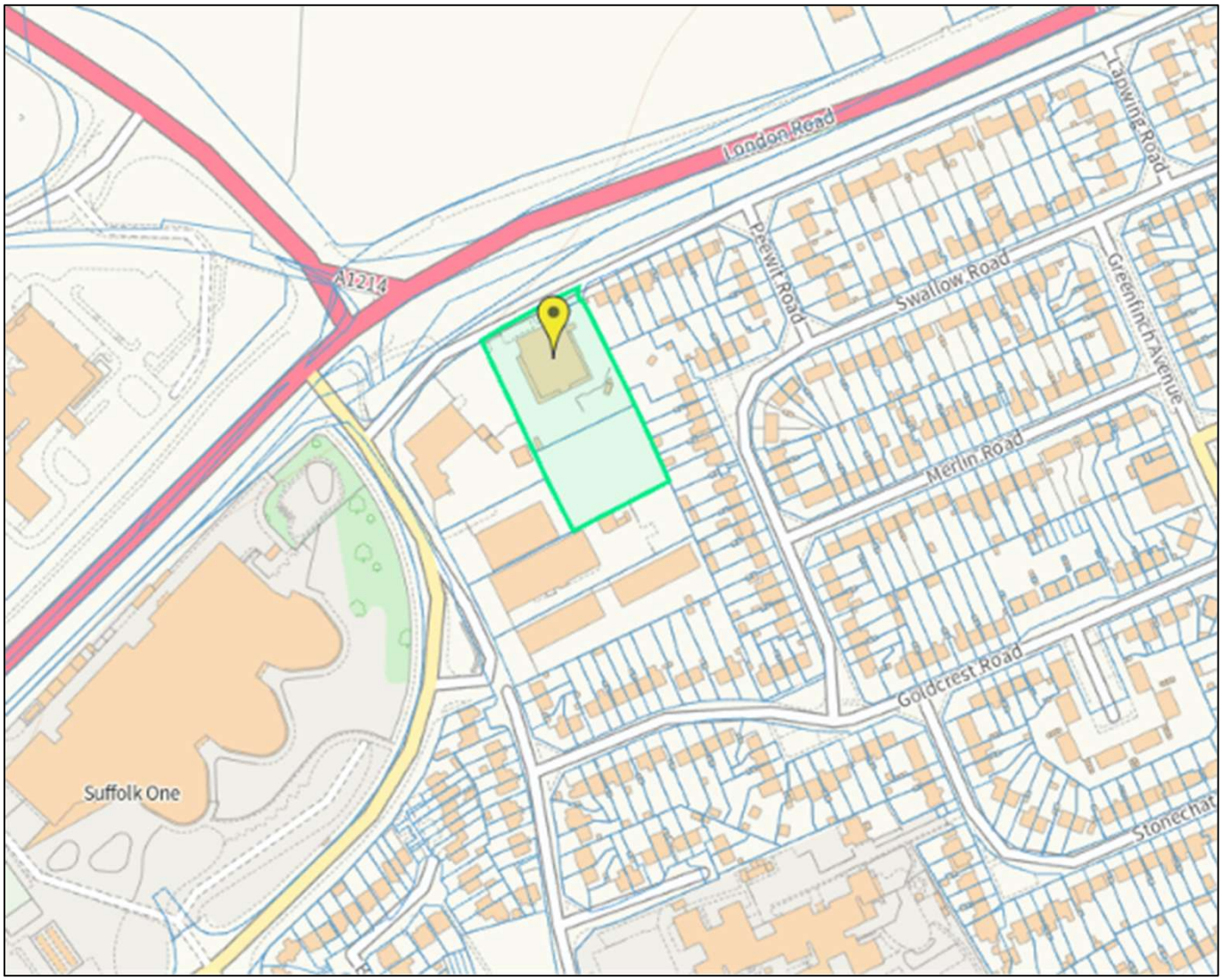











London Road
A1214
Peewit Road
Swallow Road
Lapwing Road
Greenfinch Avenue
Merlin Road
Goldcrest Road
Suffolk One

Accommodation (all sizes are approximate)

Area	Sq M	Sq Ft
Ground Floor Office	99.82	1,074.00
Ground Floor Staff Room	20.54	221.00
Ground Floor Office	495.16	5,330.00
Ground Floor Internal Storage	46.79	504.00
Ground Floor Plant Room	47.48	511.00
First Floor Office	144.74	1,558.00
First Floor Office	21.37	230.00
TOTAL:	875.90	9,428.00

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 IT and telecommunications links.

Energy Performance Certificate

Rating B, Certificate Number 4553-9763-9051-2350-3726, valid until 10th April 2033.

Planning

The property currently has consent for office, light industrial and educational/training uses. All interested parties should contact Ipswich Borough Council on 01473 432000.

Legal Costs

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

Viewing

Strictly by prior appointment with joint agents:

Suite C Orwell House, Wherstead, The Strand, Ipswich, Suffolk IP2 8NJ
01473 211933
rachael@penncommercial.co.uk

Tom Creer BSc (Hons) MRICS
Property & Asset Management
tomcreer@legatowen.co.uk / 01244 408235 / 07721 844399

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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 property is located on the outskirts of Ipswich town centre, just off London Road, which connects directly with the Copdock Interchange and the main arterial routes of the A12 and A14.

The property is located to the Southwest of the town, near to the 'Suffolk One' Sixth Form College, Tesco and the Interchange Retail Park. Other adjacent commercial occupiers including Proveeda, Isuzu, Truck Force, Monarch Joinery and Sunbelt Rentals.

Description

The property is of brick construction, with a flat roof, and comprises a number of individual offices and training rooms across two floors, with staff facilities, including a ground floor kitchen and WC block, and rear single-storey training rooms.

The property offers an extensive yard / car parking area, with covered awnings, and a roller shutter door. There are currently two containers sited on the yard, along with a small, stand-alone building. There is a grassed area in front of the offices, and two gates to either side of the building – currently designated 'In' and 'Out'.

The property offers extensive 'secondary' office / training accommodation. Would suit a variety of uses, inc. education / training providers, religious organisations, quasi-medical, storage / construction, S.T.P.P.

Business Rates

Rateable Value £39,500. All interested parties should contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

The property is available to let on a new lease, for a term of years to be agreed, at a commencing rental of £49,950 per annum exclusive.

VAT

VAT status to be confirmed.

