/INDURENT



Industrial

UNIT 1A & 1B | FARTHING ROAD INDUSTRIAL ESTATE

Farthing Road, Ipswich, IP1 5AP

UNIT 1A & 1B | 21,166 SQ FT

Units 1A & 1B provide a combined 21,166 sq ft of refurbished industrial and warehouse accommodation

Units 1A & 1B provide a combined 21,166 sq ft of refurbished industrial and warehouse accommodation, well suited to logistics, distribution or industrial occupiers. The units benefit from roller shutter loading, internal eaves heights of up to 5.7 m, and upgraded office accommodation incorporating modern finishes, new WC facilities and kitchen/breakout areas. Generous on site parking and loading provision supports efficient day to day operations.
Located approximately two miles west of Ipswich town centre, the units enjoy immediate access to the A14 via Junction 54, providing strong connectivity to Felixstowe, London and the Midlands.

Lease Type	New



Unit Summary

- Refurbished Unit
- Roller Shutter Door
- Office Accommodation
- Close to Transport
- WC Facilities
- Premier Industrial Location

	Per Annum	Per Sq Ft
Rent	£153,453.50	£7.25
Rates	£50,176.00	£2.37
Service Charge	£6,480.29	£0.31
Insurance	£4,233.20	£0.20
Total Cost	£207,862.70	£9.82

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/U6P0100240

+44(0) 808 169 7554

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Location

Set adjacent to the A14 dual carriageway, Farthing Road Industrial Estate provides seamless connectivity to Ipswich, Felixstowe Port, and the national motorway network.

Road
A14: 0.5 miles

Airport
London Stansted Airport: 50 miles

Rail
Ipswich Station: 2.5 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	C (70)

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Key Contact



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