/INDURENT



Industrial

UNIT 5 & 6 | FARTHING ROAD INDUSTRIAL ESTATE

Farthing Road, Ipswich, IP1 5AP

UNIT 5 & 6 | 21,228 SQ FT

Units 5 & 6 comprise 21,228 sq ft of modern industrial space

Units 5 & 6 comprise 21,228 sq ft of modern industrial space, offering a flexible configuration suitable for a range of industrial, warehouse or trade uses. The accommodation benefits from roller shutter access, eaves heights of up to 5.7 m, and refurbished office areas with new WC and kitchen facilities and modern heating systems. The estate layout provides generous parking and loading areas, enhancing operational efficiency.
The units are strategically positioned close to A14 Junction 54, approximately two miles from Ipswich town centre, supporting effective regional and national distribution.

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	£185,745.00	£8.75
Rates	£49,408.00	£2.33
Service Charge	£6,650.75	£0.31
Insurance	£4,245.60	£0.20
Total Cost	£239,398.60	£11.28

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/U6P0100243

+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 (63)

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