/INDURENT

Industrial

UNIT 9 | FARTHING ROAD INDUSTRIAL ESTATE

Farthing Road, Ipswich, IP1 5AP



UNIT 9 | 7,767 SQ FT

Unit 9 offers 7,767 sq ft of refurbished industrial accommodation

Unit 9 offers 7,767 sq ft of refurbished industrial accommodation, ideal for industrial, storage or trade occupiers seeking modern, well located space. The unit features roller shutter loading, a practical warehouse layout with eaves heights of up to 5.7 m, and upgraded ancillary office accommodation including new WC facilities, breakout space and modern heating.
Situated within Farthing Road Industrial Estate, the unit benefits from excellent connectivity via the A14, providing direct access to Felixstowe, Ipswich, London and the Midlands, within a well established industrial location.

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	£69,903.00	£9.00
Rates	£21,581.75	£2.78
Service Charge	£2,424.19	£0.31
Insurance	£1,553.40	£0.20
Total Cost	£93,038.15	£11.98

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/U6P0100245

+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	D (98)

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