



AVAILABLE TO LET

Refurbished Warehouse Unit

**Foxes Farm, Norwich Road, Creeting St Mary,
Ipswich, Suffolk, IP6 8PF**

RENT

£68,000

per annum exclusive

FLOOR AREA

13,594 sq ft

[1,262.94 sq m]

IN BRIEF

- » Recently refurbished with new cladding
- » Forecourt loading and car parking
- » Available for immediate occupation

LOCATION

Foxes Farm is situated off the A140, approximately 1.5 miles from its junction with the A14. The A140 provides direct access to Norwich, around 35 miles to the north, while Ipswich town centre lies approximately 10 miles to the south. Needham Market train station is situated 1.8 miles away and offers regular services to both Ipswich and Cambridge.

The unit is located towards the rear of the estate with access immediately off the A140.

DESCRIPTION

The property comprises a recently refurbished steel framed warehouse with new external cladding, beneath a pitched corrugated fibre cement roof incorporating translucent panels and fitted with LED lighting.

The unit is served by roller shutter doors and surfaced forecourts for loading and parking, at either end of the property.

The site is secured via electric sliding gates at the entrance to the estate.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Total Gross Internal Floor Area: 13,594 sq ft [1,262.94 sq m]

Apex Height: 5.59 m

Eaves Height: 3.05 m

Roller Shutter Door

Width: 5.15 m | Height: 5.52 m





Not to scale for identification purposes only

BUSINESS RATES

To be assessed. All interested parties should make their own enquires with the local rating authority in order to verify their rates liability.

SERVICES

It is understood that the premises is connected to mains electricity.

We have not tested any of the services and all interested parties should rely upon their own enquiries with the relevant utility companies in connection with the availability and capacity of all those serving the property including IT and telecommunications.

PLANNING

We understand that the premises has permission for Use Class B8 (Warehouse & Distribution).

All interested parties should make their own enquiries with the local planning authority to establish whether planning permission is required for their intended use.

LOCAL AUTHORITY

Mid Suffolk District Council
Endeavour House
8 Russell Road
Ipswich, IP1 2BX
Tel: 0300 1234000

TERMS

The property is available on a new full repairing and insuring business lease upon terms to be agreed at an initial rent of £68,000 per annum exclusive.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS STRICTLY BY APPOINTMENT

VIA SOLE LETTING AGENTS:

Fenn Wright

1 Buttermarket

Ipswich

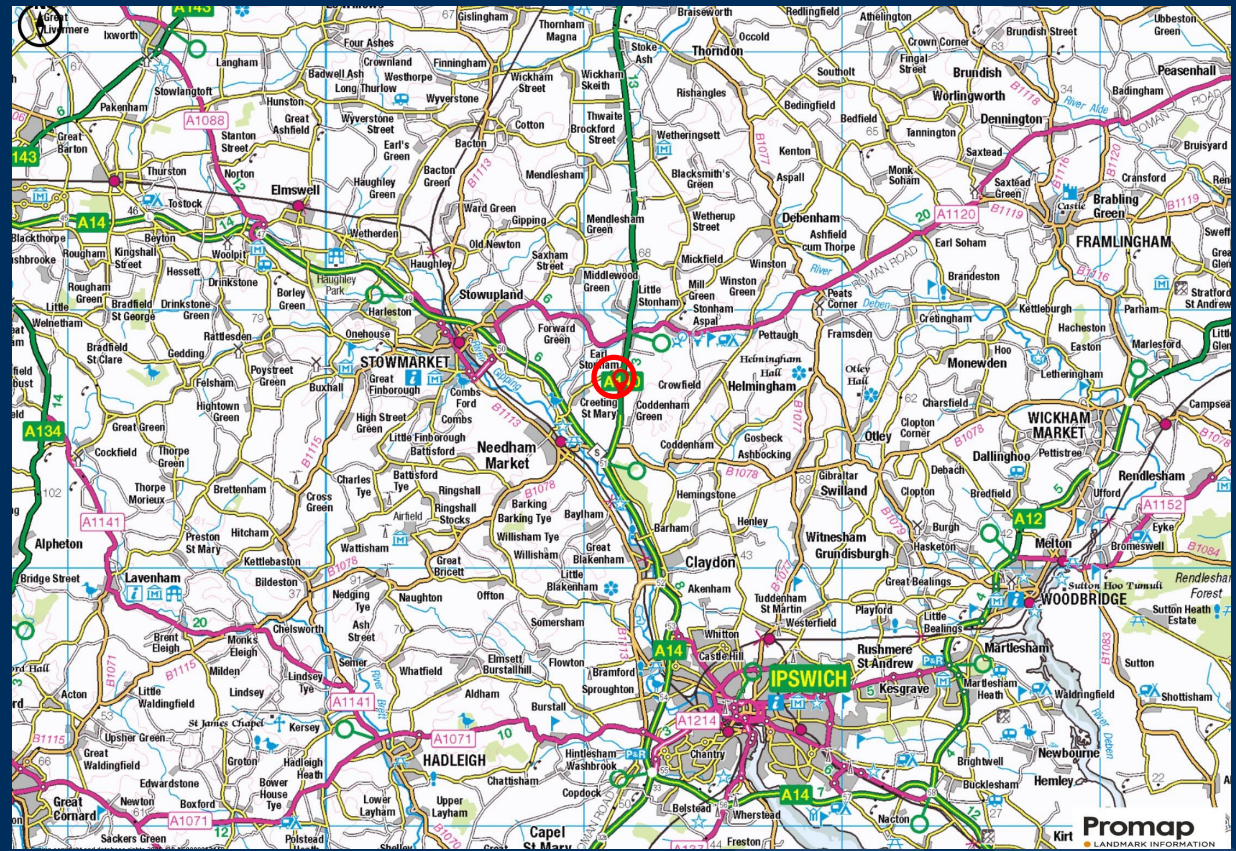
Suffolk

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