

1 Goddard Road East, Ipswich, Suffolk IP1 5NP



Prominent  
showroom,  
workshop and  
office  
premises

## For Sale/To Let

(Due to relocation to a new showroom)

- Prominent location opposite Anglia Retail Park and Asda supermarket
- Immediate access to the A14
- 1,350.75 sq m (14,539 sq ft) on 0.591 hectares (1.46 acres)
- Parking for up to 170 vehicles
- Suitable for a variety of alternative uses, STP.

# Details

## Location

Ipswich is the county town of Suffolk with a resident population of approximately 130,000 and a retail catchment of almost 320,000. The town is situated approximately 79 miles north east of central London, 43 miles south of Norwich and 18 miles north east of Colchester (see location plan on back page).

The property occupies a prominent position at the entrance to the Whitehouse Industrial Estate on a major roundabout junction on Bury Road, 2.5 miles to the north west of the town centre and within 0.5 miles of the A14/Bury Road intersection. The property is opposite the Anglia Retail Park and a large Asda supermarket.

Neighbouring occupiers include Go Outdoors, The Range, B&M, Carpet Right, Carphone Warehouse, Pizza Hut, KFC, Costa, Asda, Robinson Motor Group, Plumb/Drain and Parts Center, Sliderobes, Enterprise Cars and Screwfix.

## Description

The property has road frontages to Goddard Road and Goddard Road East and is shown edged red on the aerial photograph on the front page.

The building is of steel portal frame construction with brick/blockwork cladding to the elevations under a pitched roof with profile sheet cladding, incorporating translucent roof panels to the workshop areas.

The front and flank walls have been reclad with modern smooth faced panelling, incorporating glazing to the showroom area, the rear elevation being clad in profile sheeting.

The southern end of the building comprises workshop accommodation with two storey ancillary offices to the front. The workshop is served by two shutter doors and fitted with high level gas heating and sodium lighting.

The mid section of the building comprises a large well fitted open plan showroom with glazed frontage, tiled floors, suspended ceilings, gas warm air heating and air conditioning. Ancillary accommodation in this area includes offices, parts store, customer and staff wc's. A mezzanine area provides a further office, rest room/ canteen and storage.

The northern section of the building comprises a valet workshop served by two shutter doors and incorporating a spray booth and further mezzanine storage.

The site provides extensive parking for a maximum of about 170 vehicles.

## Accommodation

The property provides the following approximate floor areas and dimensions:

### Front Office Block

Ground floor	44.80 sq m	( 482 sq ft)
First floor	44.61 sq m	( 480 sq ft)

Workshop	345.86 sq m	( 3,723 sq ft)
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### Showroom, Stores and Offices

Ground floor	473.42 sq m	( 5,096 sq ft)
Mezzanine	182.36 sq m	( 1,962 sq ft)

### Valet Workshop

Ground floor	241.97 sq m	( 2,605 sq ft)
Mezzanine	17.73 sq m	( 191 sq ft)

Total	1,350.75 sq m	(14,539 sq ft)
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The total site area is 0.591 hectares (1.46 acres).

## Services

The property is connected to all mains services.

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 of those serving the property including IT and telecommunication links.

## Planning

The property was originally built in the late 1970's, as a commercial vehicle maintenance workshop.

The property is considered suitable for a variety of alternative business, leisure and potentially retail uses, subject to planning. All interested parties should make their own enquiries with the local planning authority.

## Business Rates

The property is currently assessed as follows:

Rateable value (2018/2019)	£113,000
Rates payable	£55,709 per annum

## Terms

The property is available to let on a new business lease at an initial rent of £150,000 per annum exclusive.

Alternatively offers are invited in the region of £1.75m for the freehold interest with vacant possession upon completion.

## VAT

The property is VAT elected.

## Legal Costs

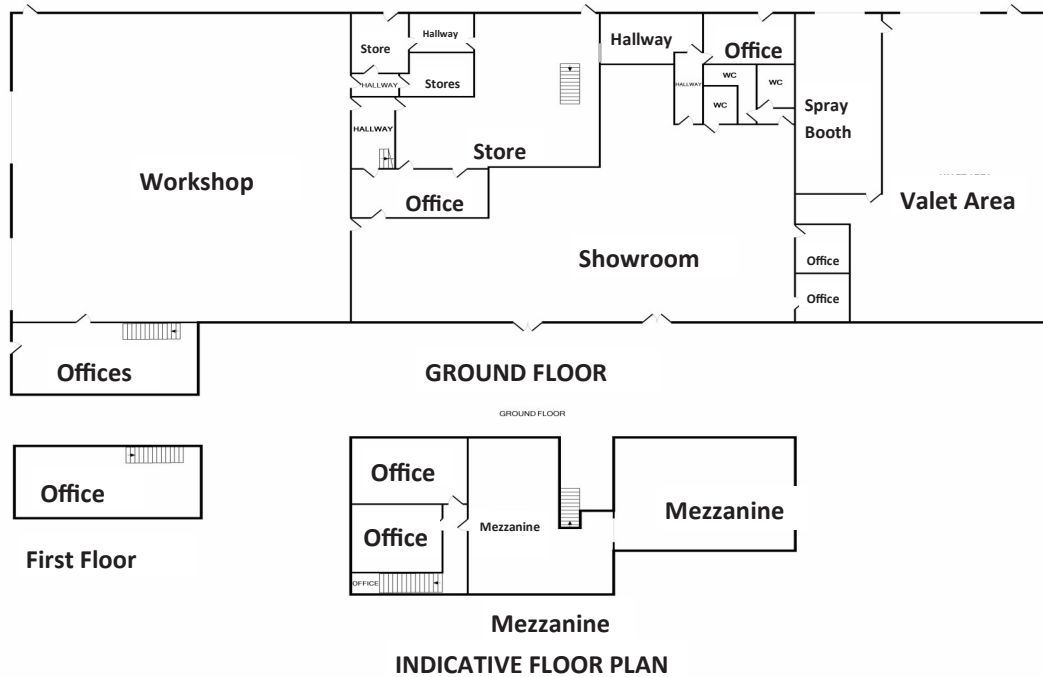
Each party is to be responsible for their own legal costs.

## Local Authority

Ipswich Borough Council  
15-17 Russell Road  
Ipswich  
Suffolk IP1 2DE

Tel: 01473 432000





NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



## Energy Performance Certificate.

### Energy Performance Asset Rating

More energy efficient

**A+**

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

Less energy efficient

**72**

This is how energy efficient the building is.

## Particulars

Property details prepared in June 2018.

## Viewing

Strictly by prior appointment with the sole agents:

## Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

**01473 232 701**  
fennwright.co.uk

Contact **Alistair Mitchell**  
agm@fennwright.co.uk





For further information

**01473 232 701**

**fennwright.co.uk**

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