



AVAILABLE TO LET

Secure Self-Contained Yard close to Town Centre

Yard 7, Handford Business Park, Ipswich,
Suffolk, IP1 2BH

RENT

£17,500

per annum exclusive

FLOOR AREA

5,240 sq ft

[486.81 sq m]

IN BRIEF

- » Located off Handford Cut, close proximity to town centre and A14/A12 Copdock intersection
- » Steel palisade fencing and gated entrance
- » Available for immediate occupation

LOCATION

Ipswich is one of East Anglia's most important commercial centres with a catchment population of about 350,000. There are good road links to the M25, London and Midlands via the A12 and A14 dual carriageways. London Liverpool Street is just over an hour away from Ipswich by train.

The property is situated on Handford Cut with a frontage onto London Road.

DESCRIPTION

Handford Business Park comprises a development of newly converted business units providing a mixture of office, industrial units and surfaced yards.

Yard 7 is situated to the northern end of the site and comprises a secure steel palisade fenced company with double access entrance gates and benefits from being full surfaced.

ACCOMMODATION

[Approximate Gross Internal Floor Areas]

- » Surfaced Yard: 5,240 sq ft [486.81 sq m]





Not to scale for identification purposes only

BUSINESS RATES

According to the Valuation Office Agency website, the yard has a Rateable Value of £4,800. The rates payable (2026/27) is £2,073.60 per annum based on the current UBR of £0.432.

Small business rate relief may be available providing up to 100% exemption subject to eligibility. 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 water and 3 phase 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 yard is suitable for storage uses.

All interested parties should make their own enquiries with the local planning authority.

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich, IP1 2DE

Tel: 01473 432000

TERMS

The premises is available on a new full repairing and insuring business lease at an initial rent of £17,500 per annum exclusive. The rent is subject to VAT.

A service charge is payable in relation to the upkeep of the common areas and CCTV. Further details are available upon request.

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

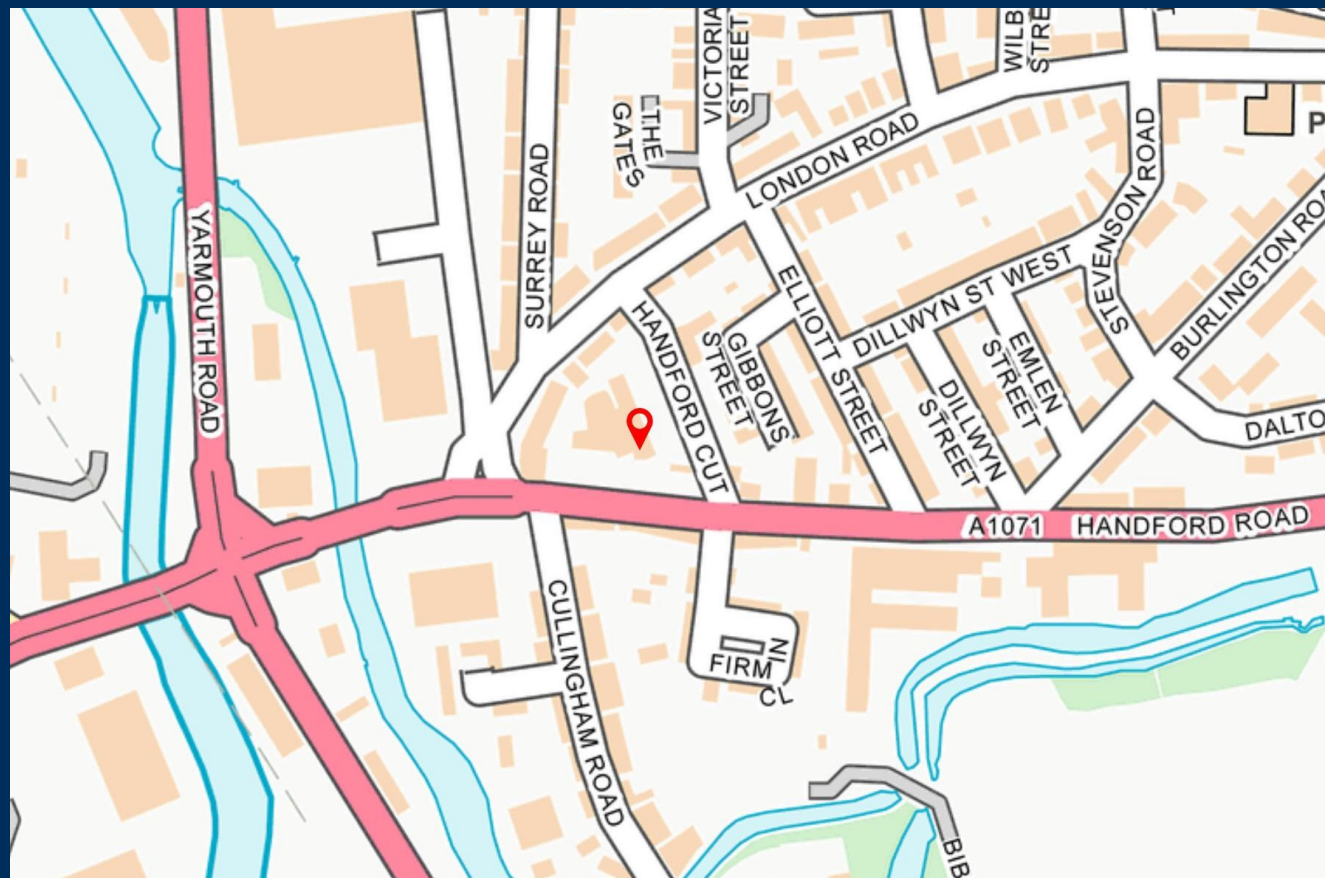
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