

Unit 11 Lady Lane Industrial Estate, Hadleigh, Nr. Ipswich, Suffolk, IP7 6BQ



## For Sale

- Industrial building with two storey ancillary offices, detached store and large yard
- Located in a prominent position on the Lady Lane Industrial Estate
- 598.64 sq m (6,444 sq ft)
- Current rent £18,000 per annum rising to £25,000 per annum
- Guide Price £285,000

Industrial  
Investment  
For Sale

## Location

Hadleigh is situated approximately 9 miles west of Ipswich, 12 miles north of Colchester and a short distance from A12 and A14 trunk roads.

The Lady Lane Industrial Estate is situated adjacent to A1071 Hadleigh Bypass and the estate has been extended in recent years, seeing further commercial development.

## Description

The property comprises a detached industrial unit with two storey ancillary accommodation to the front and a detached store at the rear. The buildings are of masonry and steel frame construction. There is a pitched roof to the principal warehouse and flat roof to the office accommodation. The ancillary accommodation comprises offices, stores, kitchen and WCs. A forecourt provides car parking and there is a secure surfaced rear yard providing further storage.

The property is shown edged red for identification purposes only on the site plan below. The total site area is 0.139 hectares (0.344 acres).

## Accommodation

The property provides the following approximate gross internal floor areas:

Warehouse	276.45 sq m (2,976 sq ft)
Mezzanine	44.57 sq m ( 480 sq ft)
Two storey ancillary	
Ground floor	97.22 sq m (1,046 sq ft)
First floor	97.66 sq m (1,051 sq ft)
Detached Store	<u>82.74 sq m ( 891 sq ft)</u>
Total	598.64 sq m (6,444 sq ft)

## Business Rates

The property is assessed as follows:

Rateable Value:	£19,000
Rates Payable (2018/19)	£9,120 per annum

## Tenancy

The property is subject to a business lease granted to SES (Chemicals) Limited for a term of 5 years from 11th September 2017 on the basis of the following rent:

Year One:	£18,000
Year Two:	£20,000
Year Three:	£22,000
Year Four:	£24,000
Year Five:	£25,000

Rent is paid quarterly in advance. The lease is on a full repairing and insuring terms, subject to a schedule of condition.

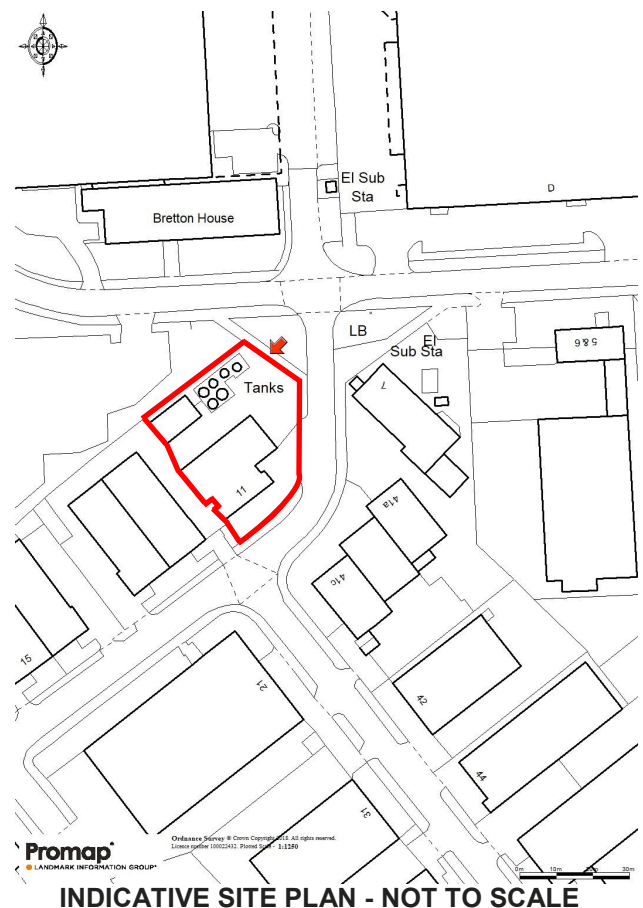
SES (Chemicals) Limited have an option to renew the lease for a term of 5 years at a commencing rent of £25,000 per annum, subject to annual 5% increases. Further details available on request.

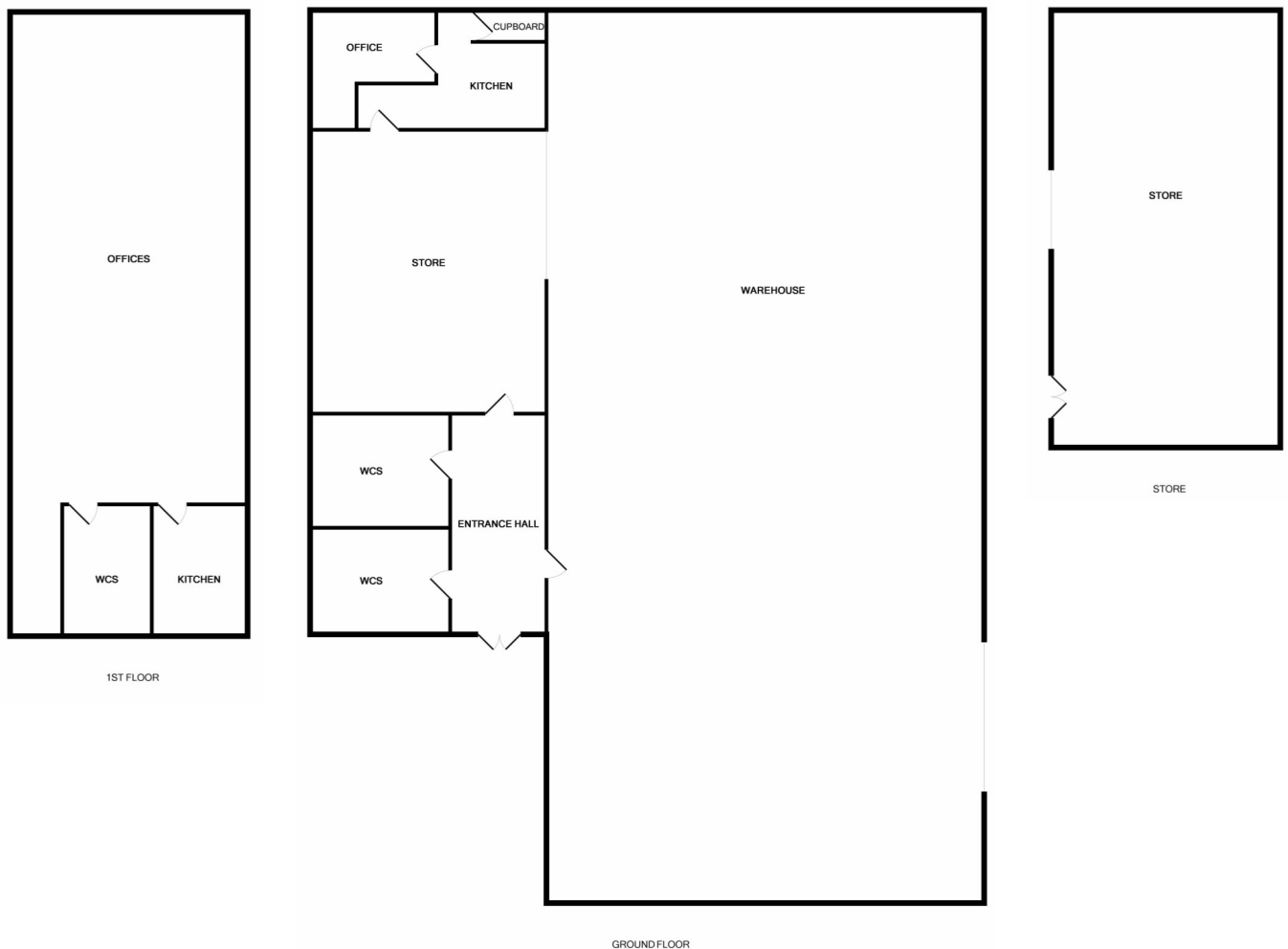
## Terms

Offers are invited in the region of £285,000 for the freehold interest, subject to the existing tenancy.

## Legal Costs

Each party to be responsible for their own legal costs.





INDICATIVE FLOOR PLAN - NOT TO SCALE

## Particulars

Prepared in May 2018

## EPC

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

111 This is how energy efficient the building is.

## Local Authority

Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX

Telephone: 0800 1234000

## Viewing

Strictly by prior appointment with the sole agents:

### Fenn Wright

1 Buttermarket, Ipswich, IP1 1BA

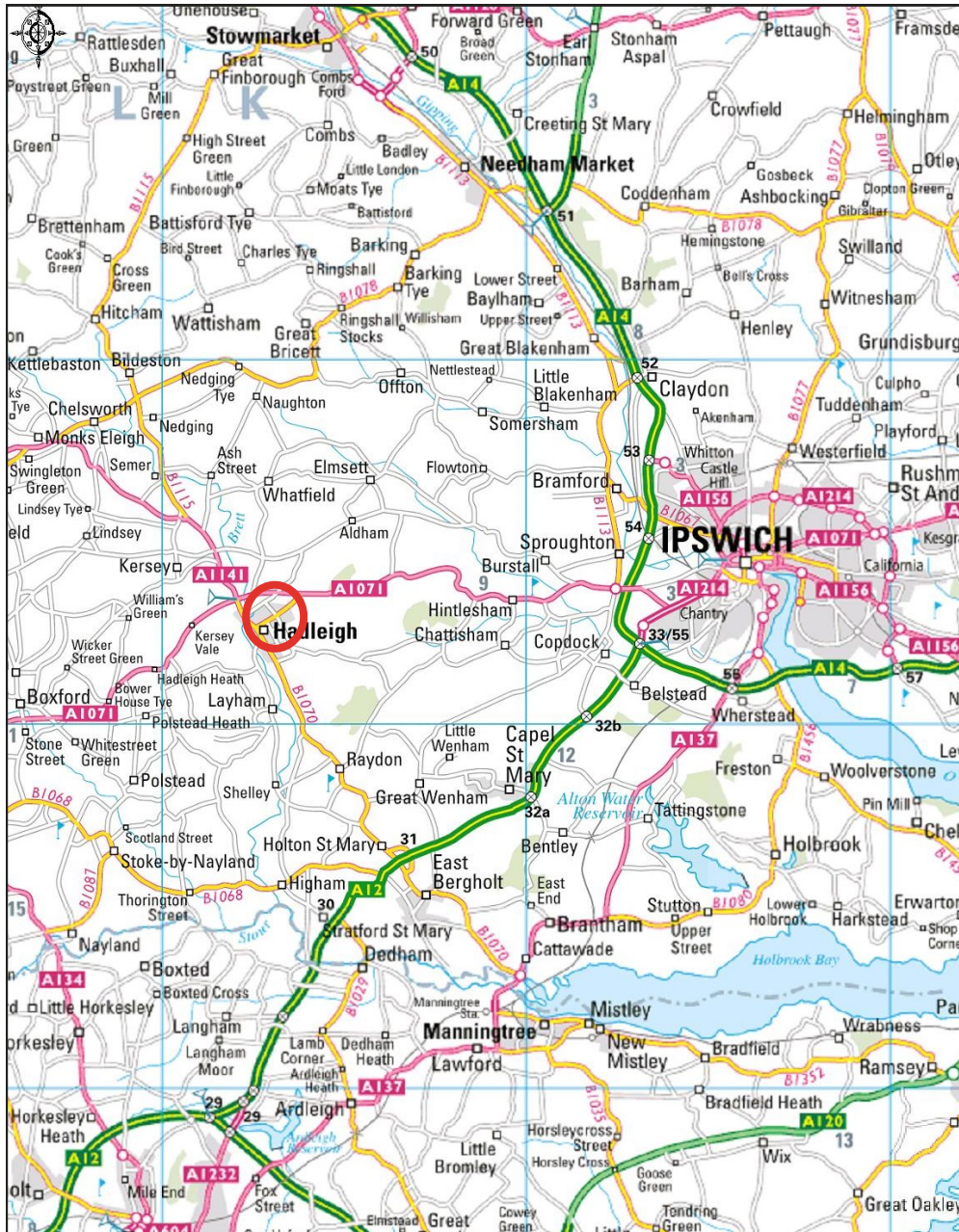
**01473 232 701**

**fennwright.co.uk**

Contact Hamish Stone

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For further information

**01473 232 701**

**fennwright.co.uk**

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