



## OFFICES TO LET/FOR SALE

### Norris House, Hadleigh Road, Ipswich, IP2 0HU

- Secure site with palisade fencing
- 20 on site car parking spaces
- Double glazing, air conditioning, perimeter trunking
- Easy access to town centre, A14 and A12
- To Let - £7 per square foot or For Sale £390,000
- Approx 568 Sq M (6,114 Sq Ft)



## LOCATION

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

## SITUATION

The property is situated on Hadleigh Road approx 1.25 miles to the west of Ipswich town centre and within 2.5 miles of the A14/A12 interchange at Copdock. The Sainsburys Superstore is close by.

## DESCRIPTION

The property comprises an office premises currently arranged to provide both open plan and cellular accommodation. The offices benefit from UPVC double glazing, suspended ceilings with recessed lighting, Daikin comfort cooling, perimeter trunking, plus 20 car parking spaces. The site benefits from a perimeter palisade fence.

## ACCOMMODATION

(all areas are approximate)

**First Floor** **568 sq m** **6,114 sq ft**

## PLANNING

We understand that the property has consent for B1 use with a trade counter. We recommend that all interested parties contact Ipswich Borough Council on 01473 432000.

## ENERGY PERFORMANCE CERTIFICATE

An EPC will be produced.

## LEGAL COSTS

Each party to bear responsibility for their own legal costs incurred in this transaction.

## BUSINESS RATES

Rateable Value 2017	Rates Payable
Ground Floor £12,823	£6,316.75
First Floor £18,500	£9,083.50

We would recommend that all interested parties contact Ipswich Borough Council on 01473 433851.

## SERVICES

We understand that mains electricity and water are connected to the property.

## TERMS & TENURE

The premises are available to let on new lease terms, rent £42,798 per annum exclusive or For Sale, £390,000.

## VAT

VAT is applicable on the rent and sale price.

## VIEWING

To view or for further information, please contact:

Robin Cousins at Penn Commercial  
Suite C Orwell House, Fox's Marina, The Strand,  
Wherstead, Ipswich, Suffolk, IP2 8NJ  
Email: [robin@penncommercial.co.uk](mailto:robin@penncommercial.co.uk)

**01473 211933**

**Subject to contract**