

Ipswich

Rear of 5 Ranelagh Road, Orwell Retail Park, Ipswich IP2 0AQ

WAREHOUSE — TO LET

Approx 5,340 sq. ft. (496 sq. m.)



- ⇒ Large warehouse/storage space
- ⇒ Good Loading Access
- ⇒ Roller shutter doors
- ⇒ £36,000 per annum

DESCRIPTION AND LOCATION:

Situated to the rear of Stellisons on Ranelagh Road fronting the River Orwell is this storage/warehouse premises which offers good loading access with two roller shutter doors, large open storage space with mezzanine store, office area and access to W.C facilities.

The property is located near occupiers including Matalan, Pets at Home and Kwikfit.

ACCOMMODATION

Ground floor warehouse approx.: 3,851 sq. ft. (358 sq. m.)
Mezzanine approx.: 1,489 sq. ft. (138 sq. m.)
Total approx. area 5,340 sq. ft. (496 sq. m.)

Roller shutter doors Height 4.98m
Width 4.00m

Maximum eaves of approx.: 7.14m

TENURE

Leasehold

RENT

£36,000 per annum exclusive



BUSINESS RATES (2020/2021)

Interested parties are advised to confirm the rating liability with Ipswich Council.

LEGAL COSTS

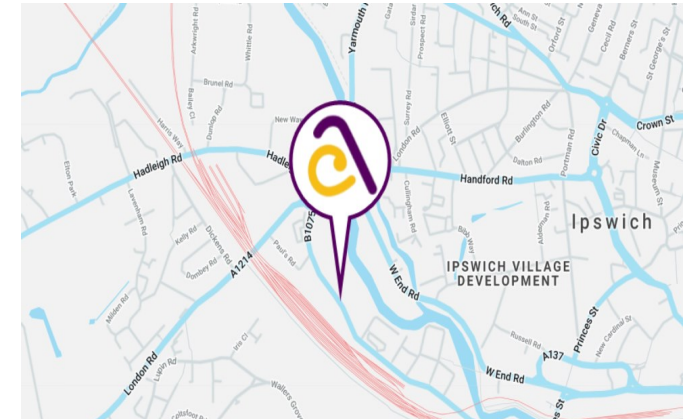
Tenant to be responsible for Landlords legal fees

EPC

Awaiting EPC certificate

VIEWING

For further information and viewings contact Ayers & Cruiks.



Ayers & Cruiks

01702 343060

www.ayerscruiks.co.uk



Misrepresentation Act 1967

These particulars do not constitute, any part of an offer or a contract. All statements contained within these particulars as to this property are made without responsibility on the part of Highlands Properties Ltd. T/A Ayers & Cruiks, of the vendors or lessors. None of the statements contained within these particulars are to be relied upon as statements or representations of fact. Intending purchasers or lessees must satisfy themselves by inspection otherwise, as to the correctness of each of the statements contained in these particulars. The vendors or lessors do not make or give Highlands Properties T/A Ayers & Cruiks nor any person in their employment, any authority to make any representations, whatever in relation to this property. All prices, premiums or rents stated are deemed to be exclusive of VAT, unless stated otherwise. Subject to contract & plus VAT if applicable.

