

TO LET

FORMER NURSERY

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2 Hawker Drive

Martlesham Heath Business Park, Ipswich, Suffolk, IP5 3RQ



- Approx. 2,385 sqft
- Quoting Rent £26,000 pax

LOCATION

Ipswich is the County town of Suffolk with a population of approximately 130,000 and a catchment area of over 250,000. It occupies a strategic position close to the International Container Port of Felixstowe and the interchange of the A12 and A14 trunk roads. The town is also served by a rail service to London-Liverpool Street with a journey time of approximately 75 minutes. Martlesham Heath Business Park is located adjacent to the A12 dual carriageway in close proximity to Junction 28 of the A14. The Estate, together with the adjoining retail park, comprises of a variety of occupiers including Ladbrokes, Howdens, Orwell Trucks, Tesco, Jewson.



DESCRIPTION

The property is of brick construction with carpeted accomodation and comprises a large open plan room to the rear with cellular offices/rooms within the main buiding on ground and first floor level. The property also benefits from a large outside astro turf area. Could be used for a variety of uses STPP.

ACCOMODATION

The premises provide the following approximate floor areas:

Ground Floor: **1,827 sqft** (169.8sqm)

First Floor: **558 sqft** (51.8sqm)

Outside Area: **2,775 sqft** (257.8sqm)

TERMS

The premises is offered on the basis of a new lease on full repairing and insuring terms for a minimum term of five years.

BUSINESS RATES

The premises has a current rateable value of £19,750, however interested parties are advised to check with the Local Rating Authority.

IMPORTANT NOTE

The services, fixtures, fittings, appliances and other items of equipment referred to have not been tested by this firm and therefore no warranty can be given in respect of their condition. Interested parties should satisfy themselves as to their condition.

SERVICES

Mains drainage, water, gas and electricity are believed to be available to the property. Interested parties are however advised to make their own enquiries of the relevent service providers.

SERVICE CHARGE

A service charge will be levied in respect of a contribution toward the upkeep of common areas, estate management and buildings insurance.

BUILDINGS INSURANCE

The Tenant is to reinbuse the Landlord the cost of Buildings Insurance Premium.

PLANNING

The building benefits from Use Class E(f) but interested parties should satisfy themselves as to the suitability of the current planning consent by contacting the Local Planning Authority.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

EPC

The property's energy rating is to be confirmed.

VIEWING & INFORMATION

Strictly by prior appointment with the Agent:

Peter Elsom

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