

WHERSTEAD ROAD CORNER PLOT

TO LET

Ipswich

Wherstead Rd, Ipswich IP2 8LR

Approximately – 3,800 sq m

Outside port security

Secure yard



The Opportunity

Open hardcore surfaced storage site within the Port Estate of Ipswich, with the potential for a variety of uses subject to local covenant restrictions and planning permission. Site is not suitable for HGV parking or container storage and is restricted to operating hours between 6am to 10 pm.

The Port of Ipswich is within a short sailing time from the North Sea shipping lanes and is the UK's leading grain handling port. Other traffic includes forest products, containers and general cargo. In addition, Ipswich Haven Marina offers 320 fully-serviced berths for yachts and motor cruisers and a potential for mixed-use development subject to planning permission. Close to the A14, it is ideal for accessing the urban population and the wider markets of East Anglia.

Location

Well situated on Wherstead Road at the entrance to the West Bank Terminal of Port of Ipswich adjacent residential and port related users. East road access to A14 (1.5km) and A12 (4.7km). Ipswich town centre and railway station 3 miles.

Terms

The Plot is available by way of a new Full Repairing and Insuring lease for a term to be agreed, including periodic rent reviews.

Rent

P.O.A.

Business Rates

Rateable Value £32,750.00

Rating Assessment Source - www.voa.gov.uk Uniform Business Rate is £0.499p (2020/2021). Any intending lessee must satisfy themselves as to the accuracy of this information.

EPC

N/A.

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

The landlord's legal costs incurred in the transaction are to be met by the incoming tenant.

Viewing

Viewing strictly by appointment with the sole agent.



Derek Read

D: 01473 231 010

M: 07759 524 650

E: derek.read@abports.co.uk



Robin Cousins

D: 01473 211933

E: robin@penncommercial.co.uk

*Penn Commercial Suite, C Orwell House,
The Strand, Wherstead, Ipswich Suffolk IP2 8NJ*

