

## TO LET INDUSTRIAL UNITS

28C & 28D GLOSTER ROAD  
MARTLESHAM HEATH IND. ESTATE  
IPSWICH IP5 3RD

### £45,000 PAX

#### FOR VIEWING & INFORMATION PLEASE CONTACT

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#### ACCOMMODATION:

The building provides the following accommodation but please note that all dimensions and areas are approximate:-

##### **Unit 28D**

Warehouse/ Production Area: 1,475sqft

Back Warehouse Area: 903sqft

Storage Room: 179sqft

Office & Kitchenette: 152sqft

WCs

##### **Unit 28C**

Warehouse/ Production Area: 1,905sqft

**NETT USEABLE AREA: 4614sqft  
(251.71sqm)**

#### RATEABLE VALUE:

We understand that the rateable value for 28C-28D Gloster Road is £26,000 and the multiplier for the current year is 49.9p.

#### DESCRIPTION:

Both units are semi-detached industrial buildings of steel truss construction with brick and block elevations and a tin clad roof above. The premises benefit from a large forecourt for parking and yard space. The buildings internally have an eaves height of 3.35m. Unit 28D comprises an open plan warehouse, rear store, male and female toilets and a kitchenette. Unit 28C comprises a further open plan warehouse space.

#### LOCATION:

The two units are located on Martlesham Heath Business Park adjacent to the A12 dual carriageway and in close proximity to Junction 28 of the A14 dual carriageway. The estate together with the adjoining retail park comprises of a variety of occupiers including Orwell Trucks, Howdens, Tesco and Wickes.

#### TENURE:

Both premises are offered together or separate on the basis of a new lease on full repairing and insuring terms for a minimum period of 3 years.

#### LEGAL COSTS:

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

**elsom spettigue associates**

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**SERVICES:**

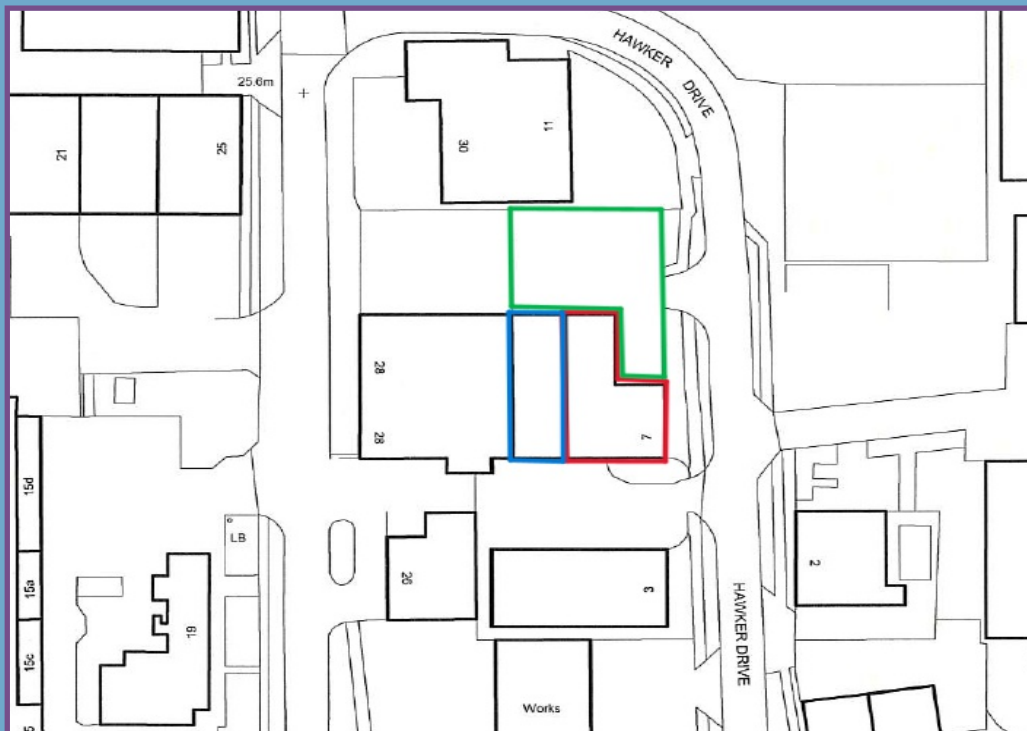
All mains services including water, electricity (3 phase supply) and drainage are connected.

**V.A.T:**

We understand that the property is elected for VAT.

**EPC:**

To be confirmed.



These particulars are provided only as a general guide to the property and do not form part of any contract. Whilst all details are given in good faith, and are believed to be correct, any intended purchaser or tenant must satisfy themselves independently as to their accuracy. Elsom Spettigue Associates are not authorised to make or give representation or warranty whatever in relation to this property.