

Coke Gearing

consulting

Chartered Surveyors

Units 1-2 Leslie Road,
Ipswich IP3 9PL

Warehouse Units 52,986 sq ft / 4,922 sq m

- Large warehouse area with ground floor offices
- Available Q1 2026
- Yard for loading / unloading
- On-site car parking spaces



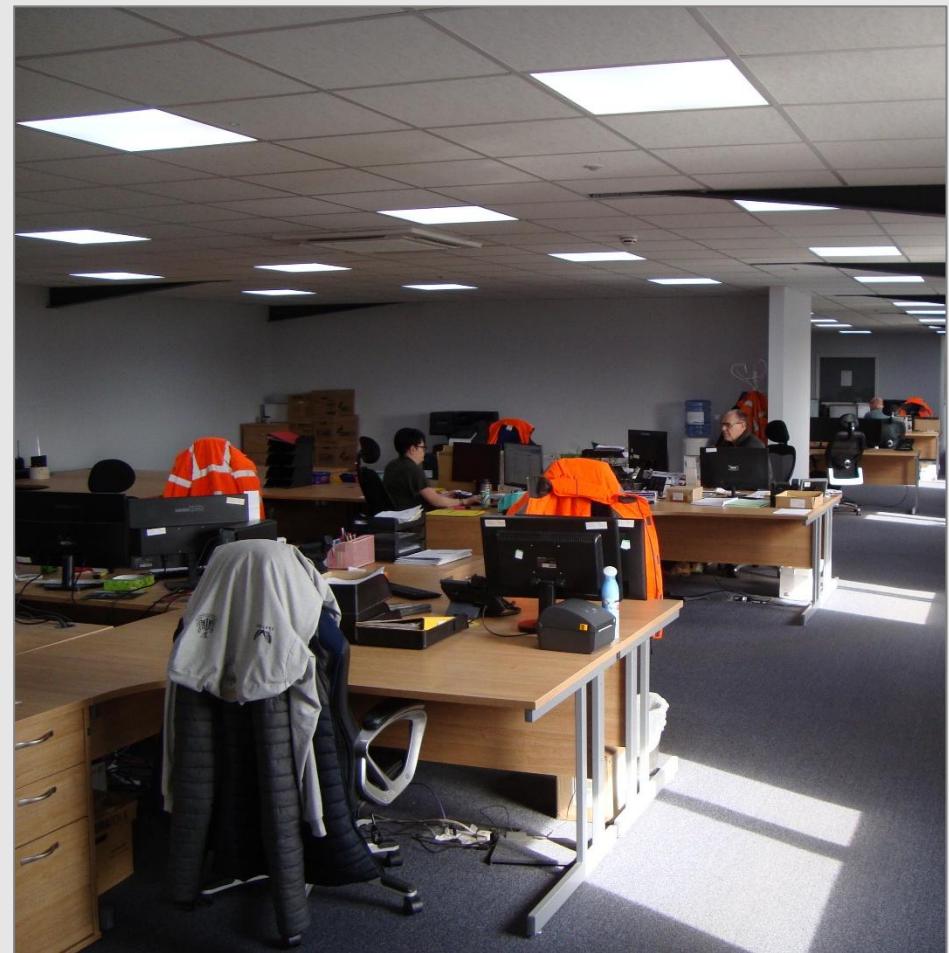
TO LET

LOCATION

The property is situated on Leslie Road, located just off the busy Nacton Road in Ipswich.

Positioned on the east side of Ipswich, offering good access to the A14/A12 via the Nacton interchange which links Ipswich with Felixstowe, Colchester and London. Leslie Road is near Ransomes Europark, adjacent to the Esso Petrol filling station.

Neighbouring occupiers include John Lewis, Waitrose, Audi, DFS, Greggs and Marshalls Land Rover and Jaguar



DESCRIPTION

The premises are of steel portal frame construction with part brick, part profile steel clad elevations under a pitched roof which incorporates translucent roof lights. The warehouse has a minimum eaves height of approx. 5.5 m and pitch height of approx. 7.3 m.

Access is available via three separate roller shutter doors located in the yard area, alongside a separate personnel door for convenient entry and exit. There is a separate entrance to the ground floor office / trade counter area, which includes kitchen and WC facilities and internal access to the warehouse. Externally, there is on-site parking, plus fenced yard area for loading / unloading.

Mains drainage, water and electricity are believed to be available to the property, but these have not been tested by the agents. Interested parties are advised to make their own enquiries to the relevant service providers

Accommodation	Sq ft (approx.)	Sq m (approx.)
GF Warehouse / Office	52,986	4,922.56
Total	52,986	4,955.56

Floor areas stated are Gross Internal Area (GIA) and are approximate. Interested parties should verify all measurements independently



TERMS

The premises are available to let on a new full repairing and insuring lease, lease length and terms to be agreed, at a rent of **£370,902** per annum (plus VAT).

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

C-55
A full copy of the EPC assessment is available on request.

ANTI MONEY LAUNDERING

In accordance with the latest Anti-Money Laundering legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.



BUSINESS RATES

We have been informed that the rateable value is £207,000. We therefore estimate that rates payable are likely to be in the region of £114,885 per annum.

We recommend all parties make their own direct enquiries with the local rating authority to confirm their liabilities.

SERVICE CHARGE

A service charge is applicable to cover maintenance of the estate communal areas, landscaping and lighting. The approx. cost for the current year is £XXX (plus VAT).

BUILDINGS INSURANCE

The buildings insurance is to be arranged by the Landlord with the cost to be recovered from the Tenant. The approx. cost for the current year is £XXX (plus VAT).



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Details prepared on 13/05/26