

Coke Gearing

consulting

Chartered Surveyors

Unit 1 Holywells Road,
Ipswich IP3 0DL

Industrial Unit 24,579 sq ft (2,283.52 sq m)

- Modern warehouse with ground floor & first floor offices
- Fully self-contained
- Two secure yards
- 7m minimum eaves height
- Perimeter walls enclose site
- Separate gated car park



FOR SALE

WWW.COKEGEARING.CO.UK

LOCATION

Ipswich is in the county town of Suffolk with a population of approximately 139,000 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.

Cliff Road is situated to the south-east of Ipswich town centre, close to the waterfront and accessed via Holywells Road and Landseer Road. Junction 57 of the A14 lies within three miles via Nacton Road.



DESCRIPTION

The property comprises a warehouse of steel portal frame construction located a short distance to the south-east of Ipswich town centre but close to the town’s docks and with road links to both the A14 (A12) and the central shopping core.

This is a prominent high profile and easily accessible site where an occupier can also benefit from promoting a strong corporate identity.

The property is served by a surfaced and secure yard with two separate loading doors to facilitate goods in/out plus an additional separate secure yard accessed from Cliff Road which may dual as staff/lorry parking or overflow external storage.

Total site area is 1.13 acres

Accommodation	Sq ft (approx.)	Sq m (approx.)
Warehouse	22,885	2,126.14
Offices	1,694	157.38
Total	24,579	2,283.52

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



PRICE

£2,750,000 for the full benefit of the freehold interest with full vacant possession.

SERVICES

We understand that mains water, electric and gas are connected to the property. However, prospective occupiers should make their own enquiries regarding the suitability and capacity of these services.

BUSINESS RATES

We have been informed that the rateable value is £125,000. We therefore estimate that rates payable are likely to be in the region of £60,000 per annum.

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

LEGAL & PROFESSIONAL COSTS

Each party will otherwise bear their own legal costs involved with this transaction

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be commissioned. A full copy of the EPC assessment will be available upon request once commissioned.

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.

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Details prepared on 07/05/26