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Cliff Road Industrial Estate, Ipswich

Ipswich, IP3 0AY

Industrial/Warehouse Unit
24,197 - 48,674 sq ft



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6.47 m eaves height



Welfare facilities



Fully refurbished



Close to
Felixstowe Port

The property is a semi-detached industrial/warehouse unit with a steel portal frame, an eaves height of 6.47 meters, and a total area of 24,197 sq ft (2,247 sq m). It includes welfare facilities at the front, and the tank currently shown in photos will be removed.

It benefits from newly installed offices, LED lighting throughout and ample parking. EPC B rating.

Site plan & accommodation

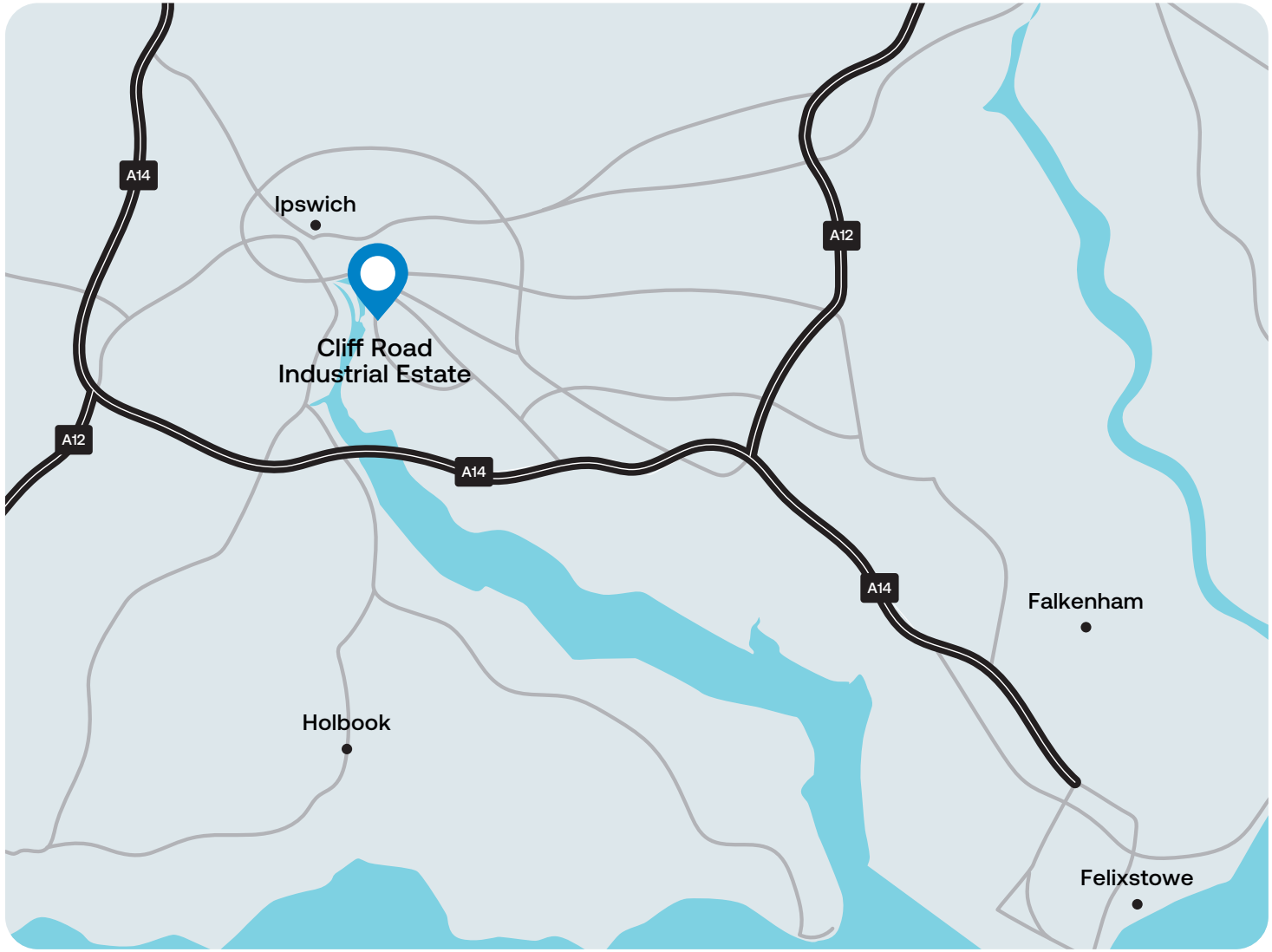
Unit	Property Type	Area (Sq Ft)	Availability
Unit 2	Warehouse	24,477	Immediately
Unit 3	Warehouse	24,197	Immediately
Total		**48,674**	






Woodbank Timber Ltd.

Location



Ipswich is 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.

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Book a viewing

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Further information:

EPC
Unit 2: D
Unit 3: B

Terms
Available on new full repairing and insuring leases.

VAT
VAT will be payable where applicable.

Legal Costs
All parties will be responsible for their own legal costs incurred in the transaction.

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