



TO LET
GIPPING WAY
STOWMARKET | IP14 1EY

**INDUSTRIAL
WAREHOUSE UNIT**
192,003 SQ FT (17,837 SQ M)

DESCRIPTION

The subject property comprises an industrial warehouse unit of steel portal frame construction with corrugated metal clad elevations under a pitched roof. There is a single-storey office block to the southern end of the main warehouse.

SPECIFICATION INCLUDES:



Secure & self-contained site



Easy access to A14



24/7 working hours



Good parking provision with 360 perimeter site road



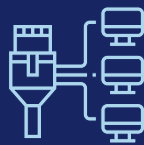
Modern profile cladding



4 m eaves



Open-plan offices with air conditioning & double glazing



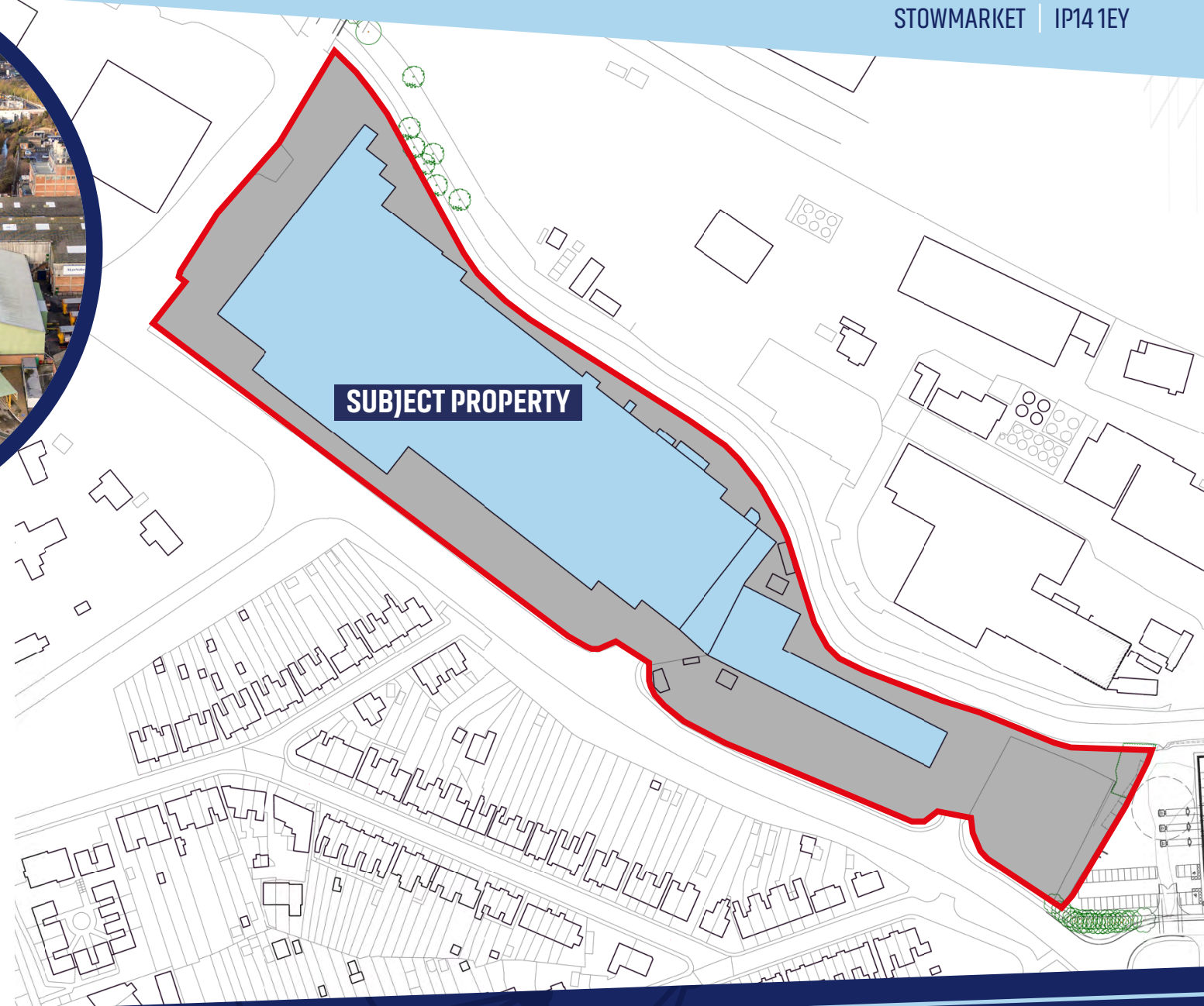
Perimeter trunking and carpeting



Good staff amenities

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SUBJECT PROPERTY

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice on a gross internal area (GIA) basis and provides the following measured areas:

DESCRIPTION	sq m	sq ft
Ground Floor Warehouse	14,804	159,351
Canopies & Stores	918	9,887
Ground Floor Offices	2,115	22,765
Total	17,837	192,003



LOCATION

Stowmarket is a market town in Suffolk, located immediately adjacent to the A14 (J49/J50) between Bury St Edmunds to the north west and Ipswich to the south east, both of which are within approximately 13 miles. Cambridge is 42 miles to the west and London approximately 89 miles south west. Stowmarket's location benefits from the strategic positioning between the port of Felixstowe, 27 miles to the south east, and the M11 motorway, 40 miles to the west.

The opportunity comprises three separate sites with immediate access onto Gipping Way (A1308), which runs north to south through

the centre of Stowmarket. Situated south of the A14, the sites are accessed from Junction 49 or Junction 50, both of which are approximately 1.5 miles away. Nearby occupiers include: Bosch, Wickes, Travis Perkins, PPG Industries, GXO, Bidfood, Aldi and B&M Stores.

Stowmarket Railway Station is within a 10 minute walk and is served by Greater Anglia trains, with a connection to Cambridge in just over an hour, and to London Liverpool Street in a fastest journey time of 1 hour 18 minutes.



A14 (J49/J50)
1.5 miles



STOWMARKET RAILWAY STATION
10 minute walk



LONDON LIVERPOOL STREET
1 hr 18 mins

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FURTHER INFORMATION

For more information or to arrange a site inspection please contact the following:

WALTER SCOTT

walter.scott@bidwells.co.uk
07918 081 533

Rory Banks

rory.banks@bidwells.co.uk
07976 832 083

Viewings are strictly by arrangement with the Letting Agents.



TERMS

The property is available on a new lease directly with the landlord on terms to be agreed at a guide rent of £865,000 per annum exclusive. Consideration will be given to a letting of the property in part, subject to agreement of satisfactory terms.

BUSINESS RATES

The Rateable Value for the property is £665,000. For the year commencing 1 April 2023, rates payable are normally charged at 51.2p in the pound. All interested parties are, however, advised to make their own enquiries directly with Mid-Suffolk District Council at: www.midsuffolk.gov.uk

SERVICES

Mains drainage, water and electricity are believed to be available to the property. Interested parties are, however, advised to make their own enquiries to the relevant service providers.

LEGAL COSTS

All parties to bear their own legal costs.

EPC

Energy rating C:62. EPC available upon request.

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