



**TO LET — FLEXIBLE TERMS AVAILABLE**

**112,203 sq ft | 10,423.66 sq m (approx.)**

## **DETACHED MANUFACTURING UNIT**

40 LANGER ROAD, FELIXSTOWE, SUFFOLK IP11 2BF

- CG One mile to the Port of Felixstowe
- CG Six loading doors
- CG Secure car park
- CG Secure loading yard
- CG Excellent on-site parking
- CG Under one mile to the A14



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## Location

Felixstowe, in the eastern region, is well connected to the A14 and A12 roads, providing road routes north towards the Midlands and south west towards London. The property is located on Langer Road, as part of an established industrial/ warehouse area. The entrance to The Port of Felixstowe is less than a mile away.

## Port of Felixstowe

The Port is the UK's busiest port, handling between 3 and 4 million TEUs a year. It is an intermodal hub, with direct rail connectivity to the Midlands Golden Triangle, as well as access to the wider road network.

## Description

The property is a detached industrial/ warehouse building of approximately 112,203 sq ft comprising industrial, warehousing areas, integral fitted offices, reception and associated welfare and changing facilities. The gross site area is in the region of 5 acres.

The building is of a steel framed construction with brick lower elevations and upper one-third cladding. The main warehouse areas have clear height of 6.52 m and 5.3 m to the bottom of the roof trusses, with the height between the roof trusses rising to 7.9 m and benefits from six loading doors, with raised dock access, ramps and loading canopies. There is full access to three sides of the building with two access points from Langer Road with separate loading and staff parking areas.

## Accommodation

Main Warehouse	102,493 sq ft	9,521.60 sq m
Ground Floor Offices	3,079 sq ft	286.4 sq m
Stores/Warehouse	3,640 sq ft	338.18 sq m
First Floor Offices	2,991 sq ft	277.86 sq m
<b>Total</b>	<b>112,203 sq ft</b>	<b>10,423.66 sq m</b>
Loading Canopy 1	2,517 sq ft	233.88 sq m
Loading Canopy 2	1,070 sq ft	99.40 sq m

*All figures provided are approximate gross internal figures*



## **Terms**

The property is currently held on a 20-year lease from 16<sup>th</sup> August 2019, with tenant only breaks on 19<sup>th</sup> August 2029 and 2034.

Our clients are looking to assign their lease or grant a new sublease, for a term to be agreed. Alternatively, a new lease directly from the Landlord may be available. Full terms available upon application.

## **Rent**

Rent on Application

## **EPC**

D – 84

Expires 4<sup>th</sup> April 2029

## **VAT**

VAT chargeable at the current rate.

## **Business Rates**

Interested parties are advised to make their own enquiries with the local rating authority to confirm their liabilities. Further information can be found at [www.gov.uk/find-business-rates](http://www.gov.uk/find-business-rates)

## **Services**

We understand that mains electricity, gas, water and drainage are connected to the property; however, these services have not been tested by the agents. Interested parties should make their own enquiries.

## **Planning**

Interested parties are to make their own enquiries with the local planning authority.

## **Anti Money Laundering**

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

## **Legal and Professional Costs**

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







**Viewings strictly via joint agents:**

# Coke Gearing

CHARTERED SURVEYORS

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