



## MENDLESHAM INDUSTRIAL ESTATE

Mendlesham, Suffolk, IP14 5ND

**TO LET - INDUSTRIAL 130,928 SQ FT (12,163.12 SQ M)**





## SUMMARY

- Substantial warehouse premises
- Good access to A14
- 9 x level access loading doors
- Clear internal height of between 7m - 9m
- Large power capacity of 590 kVA
- Floor loading of 60 - 78 kN/m<sup>2</sup>





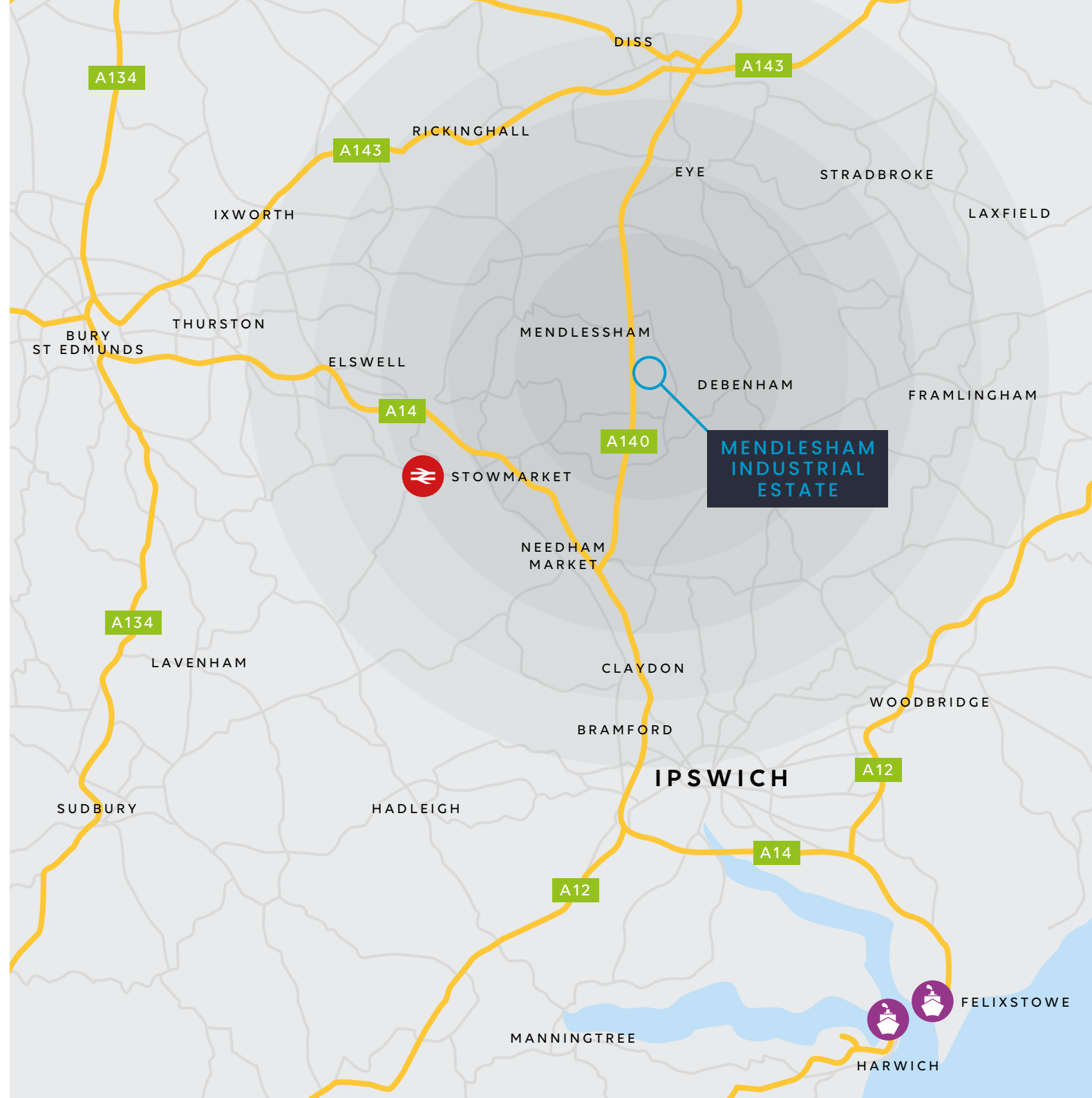
## LOCATION

The property is situated on the A140 Norwich-Ipswich road, approximately 1.5 miles to the south east of Mendlesham and 5.5 miles north east of Stowmarket in Suffolk. It therefore benefits from excellent transport links to the expanding East Coast ports and the fast-growing Eastern region. The A14, which is 6 miles to the south, links to the major port of Felixstowe (30 miles to the south east) and to Ipswich, 16 miles south. The A14 also runs west to provide access to Cambridge, the M11, the A1(M) and onwards to the M1 and M6.

The property is well-located for access to Felixstowe, the UK's biggest and busiest container port and one of the largest in Europe. The port handles more than 4 million TEUs (Twenty-foot Equivalent Units) and welcomes approximately 2,000 ships each year, including the largest container vessels afloat today. Approximately 17 shipping lines operate from Felixstowe to and from over 700 ports around the world.

Harwich is 44 miles south east of Mendlesham via the A14, A12 and A120. As well as ferry services, the port also operates bulk cargo services. Norwich International Airport is located 34 miles to the north via the A140. London Stansted Airport is 61 miles to the south west via the A14 and the A12.

Stowmarket Railway Station is situated 5.5 miles to the south west and provides a direct train into London Liverpool Street Station, with a fastest journey time of 85 minutes.



## DESCRIPTION

The property comprises a substantial distribution warehouse with two-storey office accommodation. The original warehouse and office space was constructed in the early 1980s, with a modern warehouse extension constructed in early 2000s. The unit has the following specification:



Mix of steel portal/  
truss frame



9 x level access  
loading doors



Clear internal  
height of between  
7m – 9m



Approximately  
40 car parking  
spaces

The property's power capacity is currently 590 kVA, but it may be possible to increase this significantly based on a previous supply to the building. Interested parties are encouraged to make their own enquiries with UK Power Networks.

## ACCOMMODATION

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
Original warehouse	5,894.70	63,450
Warehouse extension	4,849.80	52,203
Ancillary storage accommodation	687.60	7,401
Mezzanine	159.90	1,721
Ground floor offices	351.60	3,784
First floor offices	220.00	2,368
<b>TOTAL</b>	<b>12,163.60</b>	<b>130,928</b>



## 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).

## TERMS

The property is available by way of a new lease directly with the landlord on terms to be agreed.

## AML/KYC

Prospective Tenants will be asked to produce identification of the intended Tenant and other documentation in order to support any leasehold offers submitted to the Landlord. Bidwells LLP and Coke Gearing accepts no liability of any type arising from your delay or lack of co-operation.

## SERVICE CHARGE

A Service Charge is payable for the management and maintenance of the Estate common parts. Further details available upon request.





## ADDITIONAL INFORMATION

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

### EPC

C-59. Available upon request.

## CONTACT

For further information or to arrange a viewing, please contact the agents:




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