

# Lot 48

£39,000 per annum  
exclusive

## WF Senate, Farthing Road & Sproughton Road, Ipswich, Suffolk IP1 5BL

Freehold Industrial/Trade Counter Investment



### Key Details

- Let to W F Electrical Plc, a subsidiary of Rexel UK Ltd
- Prominent corner position close to A14 (Junction 54)
- Located within well established industrial estate
- Nearby occupiers include Ipswich Volkswagen, Wolsey Van Centre, MGC Lighting and Geoquip Water Solutions

### Location

**Miles:** 19 miles north-east of Colchester  
26 miles south-east of Bury St Edmunds  
**Roads:** A14 (Junction 54)  
**Rail:** Ipswich Rail  
**Air:** London Stansted Airport

### Situation

The property is situated approximately 2 miles west of Ipswich town centre, in the Sproughton Road Industrial Area. The property occupies a prominent corner position fronting Farthing Road, at its junction with Sproughton Road, just off junction 54 of the A14. Nearby occupiers include Ipswich Volkswagen, Wolsey Van Centre, MGC Lighting and Geoquip Water Solutions.

### Description

The property comprises a detached single storey light industrial building comprising warehouse and office accommodation, currently arranged to provide trade counter accommodation. The property benefits from a large yard/storage area to the side and rear of the property, as well as parking in the forecourt. The site has an approximate site area of 0.757 acres (0.306 hectares).

### Tenure

Freehold.

### VAT

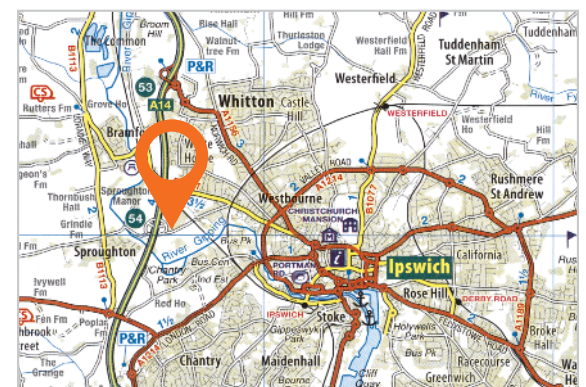
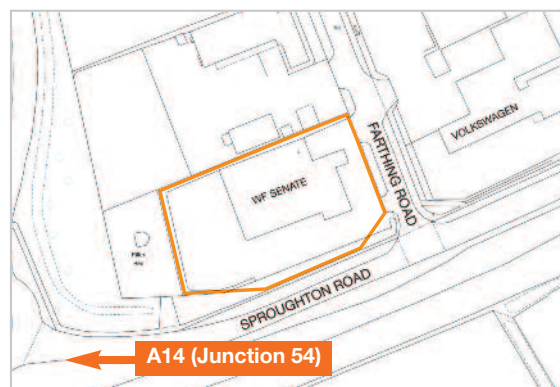
VAT is applicable to this lot.

### Six Week Completion

## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Review
Ground	Industrial	738.8 sq m	(7,952 sq ft)	W.F ELECTRICAL PLC t/a WF Senate (1)	Approx 21 years from 21/04/1999 until 28/04/2020 on a full repeating lease (2)	£39,000	29/04/2019
Ground	Offices	140.1 sq m	(1,508 sq ft)				
<b>Total</b>		<b>878.9 sq m</b>	<b>(9,460 sq ft)</b>			<b>£39,000</b>	

- (1) WF Electrical Plc (now WF Electrical Ltd) are a subsidiary of Rexel UK Ltd. WF Senate is part of the Rexel Group, a global leader in the distribution of electrical supplies and services. WF Senate have over 80 branches throughout the UK (Source: [www.wfsenate.co.uk](http://www.wfsenate.co.uk) 30/05/2017).
- (2) The landlord is responsible for insurance and such insurance costs are recouped from the tenant.



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