Hartnell Taylor Cook

FOR SALE



Former ATS Centre

White Elm Street, Ipswich, IP3 8BA

Rare Freehold Industrial Unit For Sale with Vacant Possession

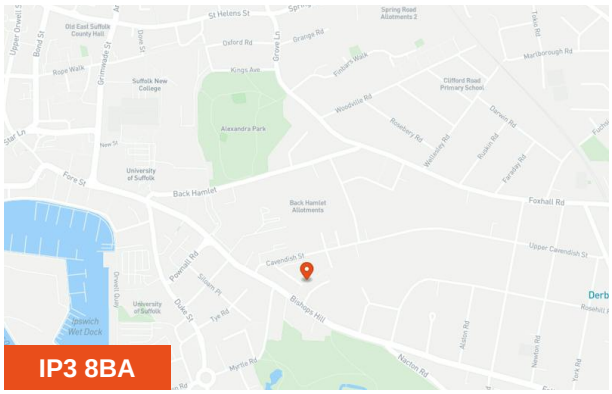
6,153 sq ft
(571.63 sq m)

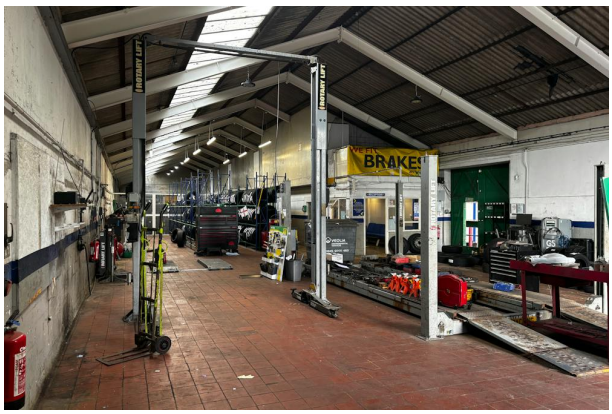
- Excellent Access to the A14
- Vacant Possession
- 1 Mile From Town Centre
- 0.54 Acre Site Area
- OIEO £400,000 excl, VAT invited on an unconditional basis

Former ATS Centre, White Elm Street, Ipswich, IP3 8BA

Summary

Available Size	6,153 sq ft
Price	Offers in excess of £400,000
Rates Payable	£19,320 per annum Current 2026/2027 Rates List
Rateable Value	£40,250
EPC Rating	Upon enquiry







Description

The property comprises a single span steel portal frame industrial building with brick/blockwork elevations beneath a pitched roof. Internally, the unit is arranged to provide two front workshop bays together with extensive rear storage accommodation. The property benefits from an eaves height of approximately 3.75m. Externally, the site provides a substantial forecourt with parking for approximately 25 vehicles, together with separate rear vehicular access leading to a covered loading bay. Additional mezzanine and extension areas are present but are currently inaccessible/disused.

Location

The property occupies a prominent position on an established industrial/trade estate off the A1156, approximately 0.5 miles east of Ipswich town centre.

The unit is set back from the road behind a large sloping forecourt. The location benefits from convenient access to the town centre and is approximately 2.5 miles from Junction 57 of the A14, providing excellent connectivity to the wider regional road network.

Accommodation

The accommodation comprises the following areas and a mezzanine of 377 sq ft, plus an open covered loading area of 1,473 sq ft, and disused buildings of c. 440 sq ft.

Name	sq ft	sq m	Availability
Ground - Reception/Office	739	68.66	Available
Ground - Workshop/Storage	5,414	502.98	Available
Total	**6,153**	**571.64**	

Terms

Offers in excess of £400,000 exclusive of VAT are invited for the freehold interest with vacant possession.

Legal Costs

Each party to bear their own costs incurred in the transaction.

Tenure

The property is available freehold with vacant possession.

Anti Money Laundering

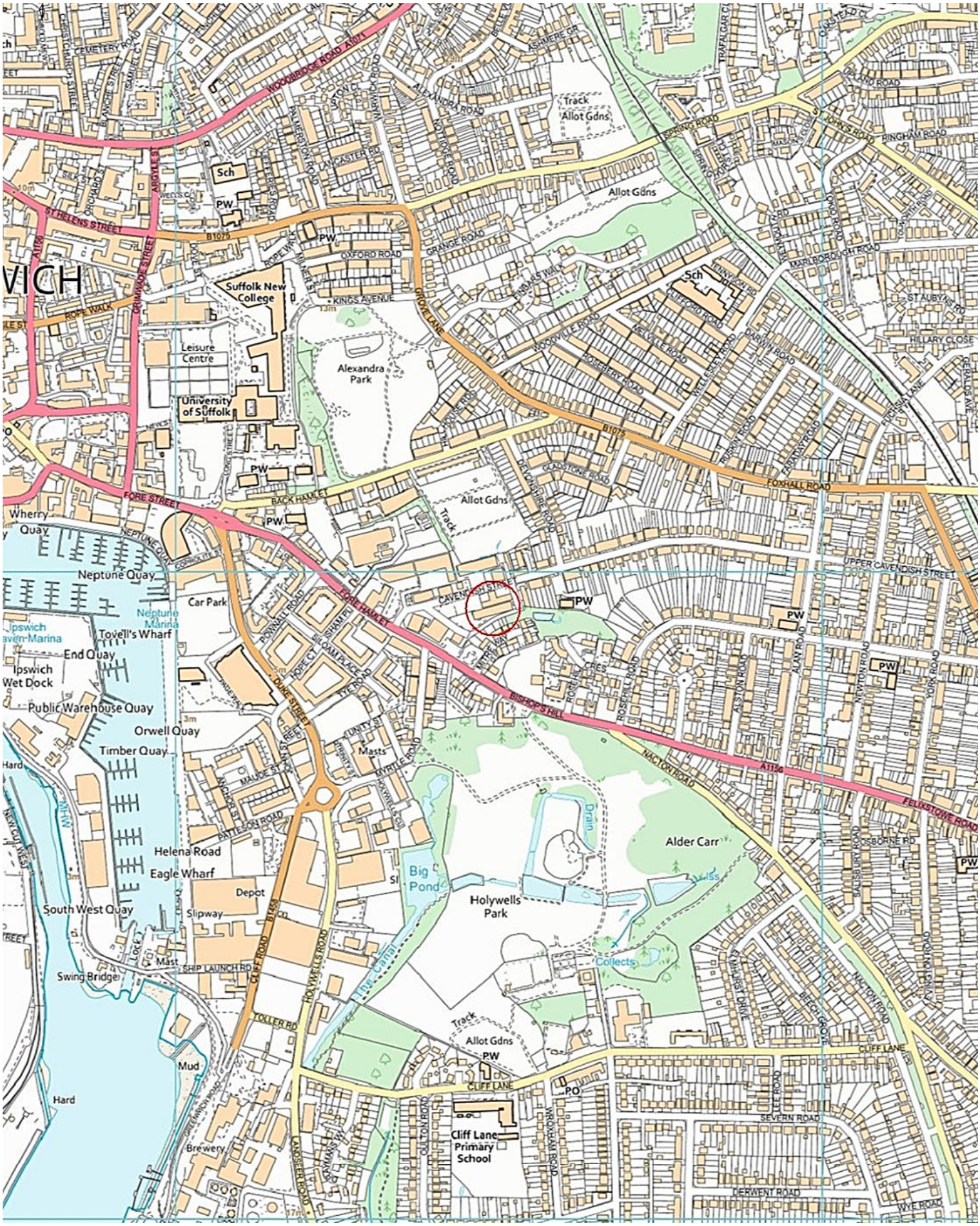
In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser will be required to provide and satisfy the Vendor and their agents on the source of the funds used to acquire the property in advance of an exchange.

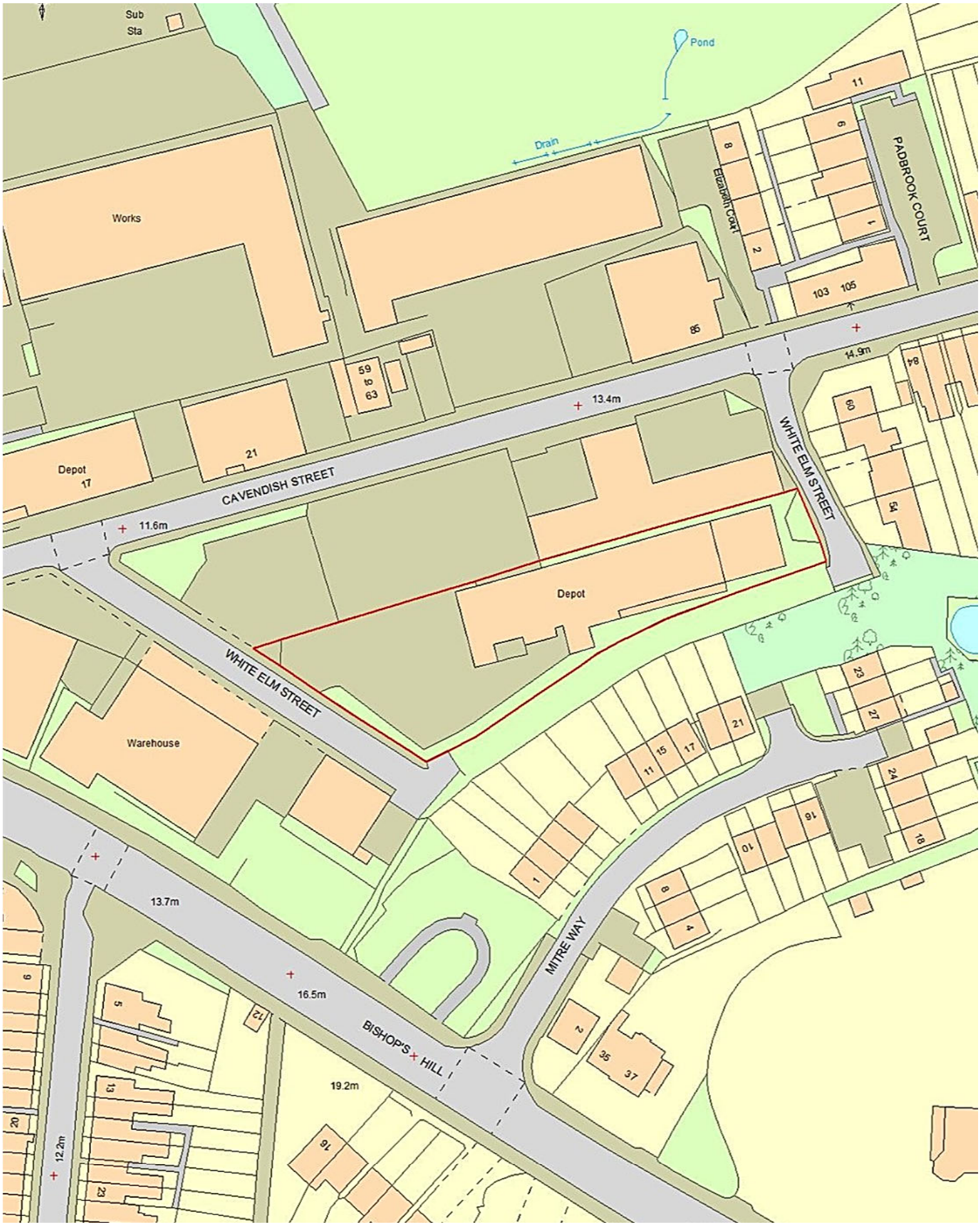
Viewing & Further Information

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WOODBRIDGE ROAD A1071
ST HELENS STREET
B1075
ROPE WALK
GRIMWADE STREET
ARGYLE ST
Suffolk New College
Leisure Centre
University of Suffolk
Alexandra Park
GROVE LANE
OXFORD ROAD
KINGS AVENUE
GRANGE ROAD
Track
Allot Gdns
Sch
PW
FORE STREET
BACK HAVEN
Wherry Quay
Neptune Quay
Neptune Marina
Car Park
Tovell's Wharf
End Quay
Ipswich Wet Dock
Public Warehouse Quay
Orwell Quay
Timber Quay
Helena Road
Eagle Wharf
Depot
Slipway
South West Quay
Lock
Mast
Swing Bridge
SHIP LAUNCH RD
Mud
Hard
Brewery
DUKE STREET
CLIFF ROAD
B1456
TOLLER RD
HOLYWELLS ROAD
Masts
TYRRELL ROAD
Big Pond
Holywells Park
Drain
The Canal
Collects
Alder Carr
BISHOP'S HILL
A1156
NACTON ROAD
FELIXSTOWE ROAD
FOXHALL ROAD
CAVENDISH STREET
UPPER CAVENDISH STREET
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Cliff Lane Primary School
PO
SEVERN ROAD
DERWENT ROAD
WYE ROAD
RINGHAM ROAD
ST JOHN'S ROAD
SPRING ROAD
MARLBOROUGH ROAD
HILLARY CLOSE
ALEXANDRA ROAD
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NORTHGATE ROAD
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TRAFALGAR CL
CASTLE CL
CEMETERY ROAD
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SAMUEL CL
ANGLE STREET
SILKIN WAY
WELLESS CL
ROPEWALK
MILLER RD
LOWES ST
NEWS ST
PRINCE ST
CORNHILL ST
NEPTUNE QUAY
POWNALL ROAD
HOPE CT
ISHAM PLACE
TYE ROAD
TRADE WAY
UNITY ST
FORRETT ST
MAUDE ST
ANCHOR ST
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SALISBURY ROAD
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LEE ROAD
WROXHAM ROAD
OULTON ROAD
LANDSEER ROAD
KEYMASS ST
GREEN WINCH ROAD
WESTERFIELD ROAD
DARWIN ROAD
FARADAY ROAD
TENNYSON RD
CLIFFORD ROAD
MELVILLE ROAD
WELLESLEY ROAD
ROSEBERY ROAD
WOODVILLE ROAD
HILLCREST RDS
FUCHSIA LANE
GERALDS AVE
ST AUBYN RD
TOURNAY RD
CHELMSFORD RD
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Sub
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Pond
Drain
Works
Depot
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&
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Elizabeth Court
PADBROOK COURT
103
105
14.9m
13.4m
11.6m
CAVENDISH STREET
WHITE ELM STREET
Depot
Warehouse
60
54
23
27
21
15
17
11
24
16
10
18
1
8
4
2
35
37
13.7m
16.5m
BISHOP'S HILL
MITRE WAY
19.2m
12.2m
6
5
72
13
20
76
23