BIDWELLS

Units 1-2 Leslie Road, Ipswich, IP3 9PL

Light Industrial | Distribution Warehouse

52,986 sq ft (4,922 sq m)



Summary

Description

The premises are of steel portal frame construction with part brick, part profile steel clad elevations under a pitched roof which incorporates translucent roof lights. The warehouse has a minimum eaves height of approx. 5.5 m and pitch height of approx. 7.3 m. Access is available via three separate roller shutter doors located in the yard area, alongside a separate personnel door for convenient entry and exit. There is a separate entrance to the ground floor office / trade counter area, which includes kitchen and WC facilities and internal access to the warehouse. Externally, there is on-site car parking, plus fenced yard area for loading / unloading.

Terms

Available by way of a direct lease with the landlord. Quoting rent available on application.

Specification Includes

- Semi-detached unit with offices
- Minimum eaves of approx. 5.5m
- 3 x level access doors
- Securely fenced yard and parking

Additional Information

Business Rates
The Rateable Value for the property is £207,000. For business rates information, applicants should enquire directly with Ipswich Borough Council: https://ipswich.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.

Postcode
IP3 9PL

Legal costs
All parties to bear their own legal costs.

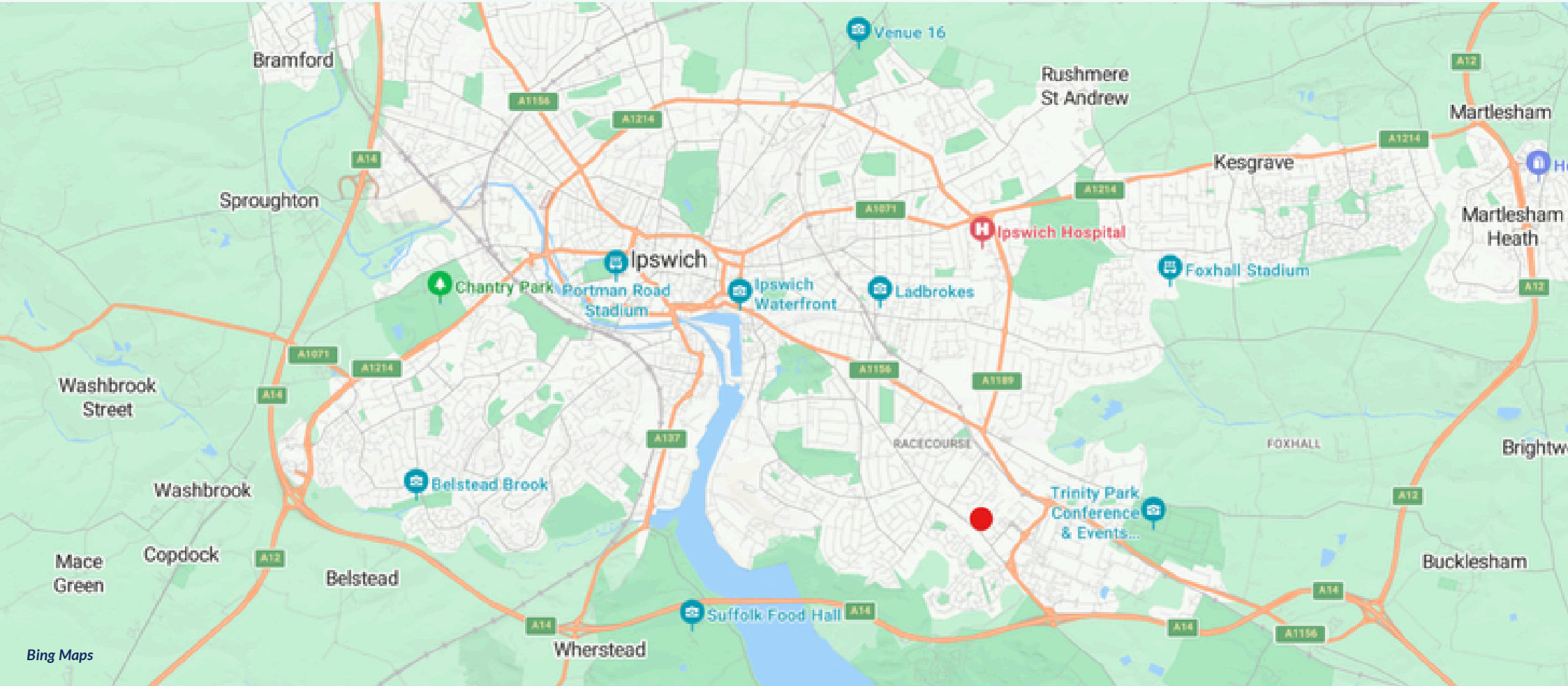
Value added tax
All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

EPC
EPC Rating - C55.
Certificate available upon request.



Location

The property is situated on Leslie Road, located just off the busy Nacton Road in Ipswich. Positioned on the East side of Ipswich, offering good access to the A14/A12 via the Nacton interchange which links Ipswich with Felixstowe, Colchester and London. Leslie Road is nearby Ransomes Europark, adjacent to the Esso Petrol filling station. Neighbouring occupiers include; John Lewis, Waitrose, Audi, DFS, Greggs, McDonald's and Marshalls Land Rover and Jaguar.



Accommodation

Description	Sq Ft	Sq m
Ground floor Warehouse & offices	52,986	4,922

All measurements are made on a Gross Internal Area (GIA) basis.



Gallery









November 2025

BIDWELLS

Get in touch with our experts



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