

32 White House Road

IPSWICH, SUFFOLK, IP1 5LT

FOR SALE - Detached Industrial/Warehouse Unit



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KEY HIGHLIGHTS

- 23,846 ft² (2,215.32 m²)
- Industrial/Warehouse Unit
- Prominent Road Frontage
- Scope for Redevelopment
- Car Parking and Yard Areas



LOCATION

The property is prominently located on White House Road within the established White House Industrial Area, approximately 2.5 miles north-west of Ipswich town centre. The property benefits from excellent road communications with the A14 located approximately 1.5 miles to the south via Norwich Road, providing direct access to the national road network and onward links to the Port of Felixstowe (15 miles), Cambridge (55 miles) and the Midlands.

The area is a well-established commercial location accessed via Norwich Road, a principal arterial route, and comprises a mix of industrial, warehouse, trade counter and office occupiers including SEH Windows, Fred Olsen Ltd, Autoglass and Safestore. Nearby amenities are provided at Anglia Retail Park, which includes Lidl, B&Q and Costa Coffee.

DESCRIPTION

The property comprises a substantial detached former factory building, most recently used for storage. The premises are of steel portal frame construction with brick and block elevations beneath a barrel roof, arranged in four main bays.

The main warehouse accommodation is predominantly open plan and is accessed via two recently installed electric roller shutter doors on the western elevation, providing direct access to a surfaced loading area and forecourt parking. Ancillary accommodation is located to the front of the building and provides reception, offices, meeting rooms, a mess room and former showroom space. A timber-framed lean-to at the western end provides additional covered storage accommodation.

Externally, the property benefits from a good-sized surfaced yard providing loading and parking, with vehicular access available from both the western and eastern ends.

ACCOMMODATION

| | ft ² | m ² |
|--|-----------------|-----------------|
| Warehouse (inc. Offices & Anc. Accom) | 21,419 | 1,989.85 |
| Lean To Store | 2,063 | 191.67 |
| First Floor Store | 364 | 33.80 |
| Total Gross Internal Floor Area | 23,846 | 2,215.32 |

PLANNING

We understand the property currently has permission for B2 (General Industrial) of the Town & Country (Use Classes) Order 1987, as amended.

Interested parties are advised to satisfy themselves as to the suitability of the current planning consent for their proposed use of the premises by contacting the Local Planning Authority, Ipswich Borough Council.

REDEVELOPMENT OPPORTUNITY

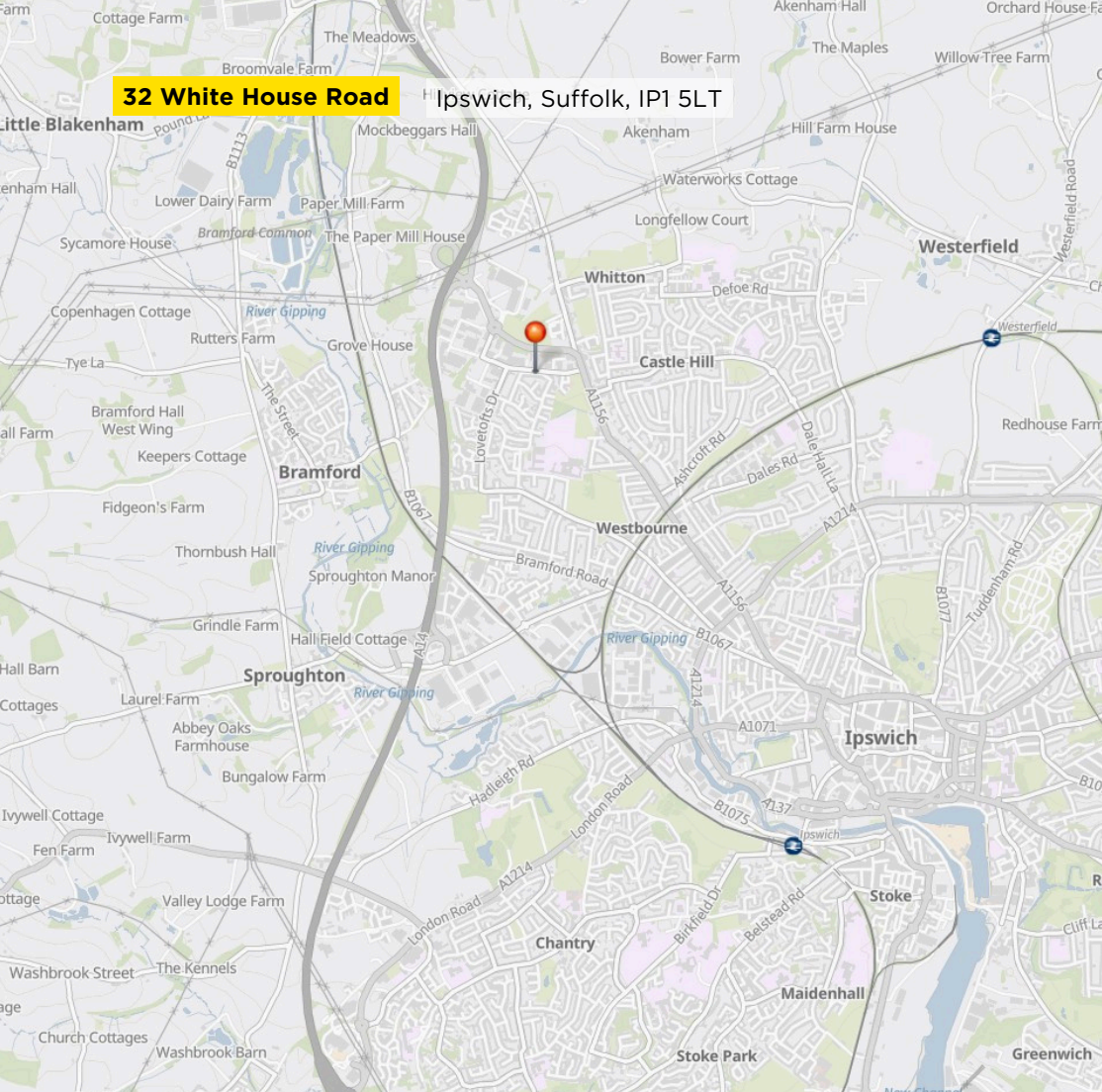
In addition, planning permission was granted on the 1st September 2023 under reference 23/00298/FUL for the demolition of the existing warehouse and a new 48,050 sq ft warehouse and office facility.

The planning permission is due to expire September 2026.

BUSINESS RATES

From internet enquiries of the Valuation Office Agency (www.voa.gov.uk) website we understand that the premises have a Rateable Value of £70,500 (April 2026 listing).





SERVICES

It is understood that the property is connected to mains electricity, water and drainage.

The agents have not tested any of the services and all interested parties should rely upon their own enquiries of the relevant service providers in connection to the availability and capacity of all those serving the property, including IT and telecommunication links.

EPC

The property has an EPC rating of D (92) ref 0045-9485-3843-2893-9388.

TERMS

The property is available for sale freehold with vacant possession at a guide price of £1,250,000.

The sale price will be subject to VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred during the course of the transaction.

CONTACT

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