



Unit 14

Portman's Walk, Ipswich, Suffolk, IPI 2DW

To Let - Light Industrial Unit approx. 400sqft (GIA)

LACY SCOTT
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

Unit 14

Portman's Walk | Ipswich | Suffolk | IPI 2DW

A14 (J54) 2.2 Miles | Colchester 17.7 Miles | Bury St Edmunds 28.3 Miles

Light industrial unit on Portman's Walk Industrial Centre. Total Gross Internal Area approx. 37.13sqm (400sqft).

LOCATION

The unit is located on the Portman's Walk Industrial Centre in Ipswich. Ipswich offers a good range of services and has a mainline railway station with London Liverpool Street approximately 1 h 16 minutes. There is also access to the A14 trunk road at junction 54 approx. 2.2 miles to the west-north.

DESCRIPTION

Brick construction with pedestrian front door and roller shutter door to the front of the unit. Car parking is available. Roller shutter door opening: 2.71m height 3.04m width.

ACCOMMODATION

UNIT 14 PORTMAN'S WALK

The unit comprises of an entrance lobby, WC, and open plan workshop space.

Gross Internal Area: 37.13sqm (400sqft)

RENT AND AVAILABILITY

Unit 14 Portman's Walk £6,000 per annum Available



LEASE TERMS

The property is available on a new full repairing and insuring lease. The landlord reserves the right to end the lease and regain possession at any point during the lease term with 6 months' notice. Reduced rent period is available for the Tenant to make the required repairs. The Tenant will also be required to contribute a fair proportion towards maintaining and keeping the Roadway (to be defined on a plan) in no worse condition than it was at the commencement of the lease.

DEPOSIT

Three months' rent.

COSTS

Each party to pay their own legal or any other costs included in the transaction.

SERVICES

Mains water, drainage and electric.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'C' (75)

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich IPI 2DE

BUSINESS RATES

14 Portman's Walk Rateable Value: £3,600 RV 2026

This is not the amount of rates payable. The Tenant will be responsible to pay any rates due. Small business rates relief may be available providing up to 100% exemption. All interested parties should make their own enquiries with Ipswich Borough Council regarding their rates liability.

PLANNING

We assume that the property has planning consent for Class B2 General Industrial use by virtue of its previous use. All interested should make their own enquiries with Ipswich Borough Council regarding the intended use.

FLOOD RISK

According to the GOV.UK Flood Risk Maps the units are within Flood Zone 3.

BROADBAND SPEED (Based on Unit 16)

Download speed up to 1,800 Mbps (Ofcom, 2026)

Upload speed up to 1,000 Mbps (Ofcom, 2026)

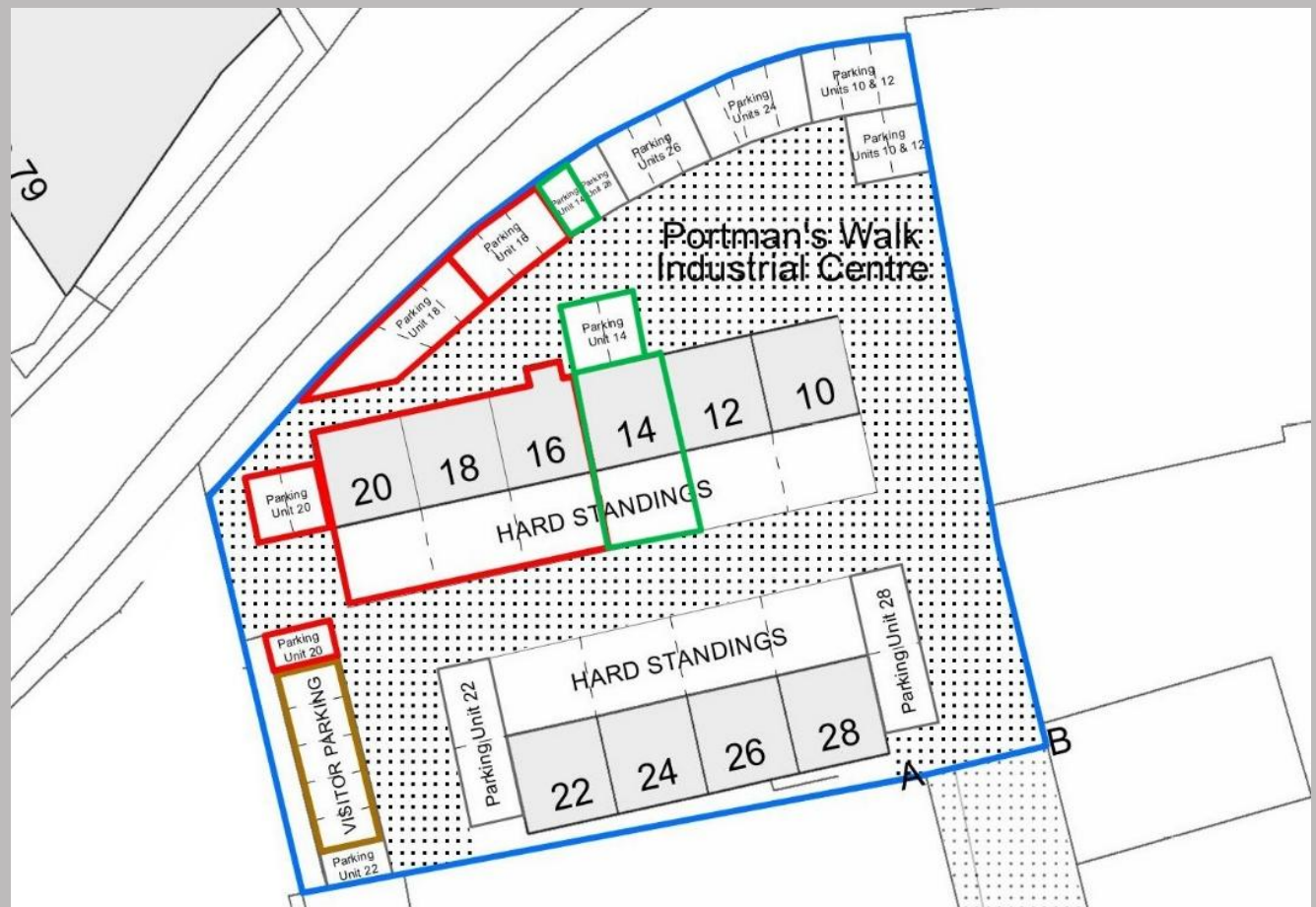
MOBILE COVERAGE (Based on Unit 16)

Indoor - Good – EE, Three, O2 & Vodafone (Ofcom, 2026)

Outdoor - Good – EE, Three, O2 & Vodafone (Ofcom, 2026)

AGENT'S NOTE

Property Particulars prepared April 2026.



VIEWING AND FURTHER INFORMATION

Strictly by appointment only. To arrange a viewing or for further information please contact: Lacy Scott & Knight

Commercial

Contact: Will D'Arcy

Tel: 01449 833692

Email: wdarcy@lsk.co.uk

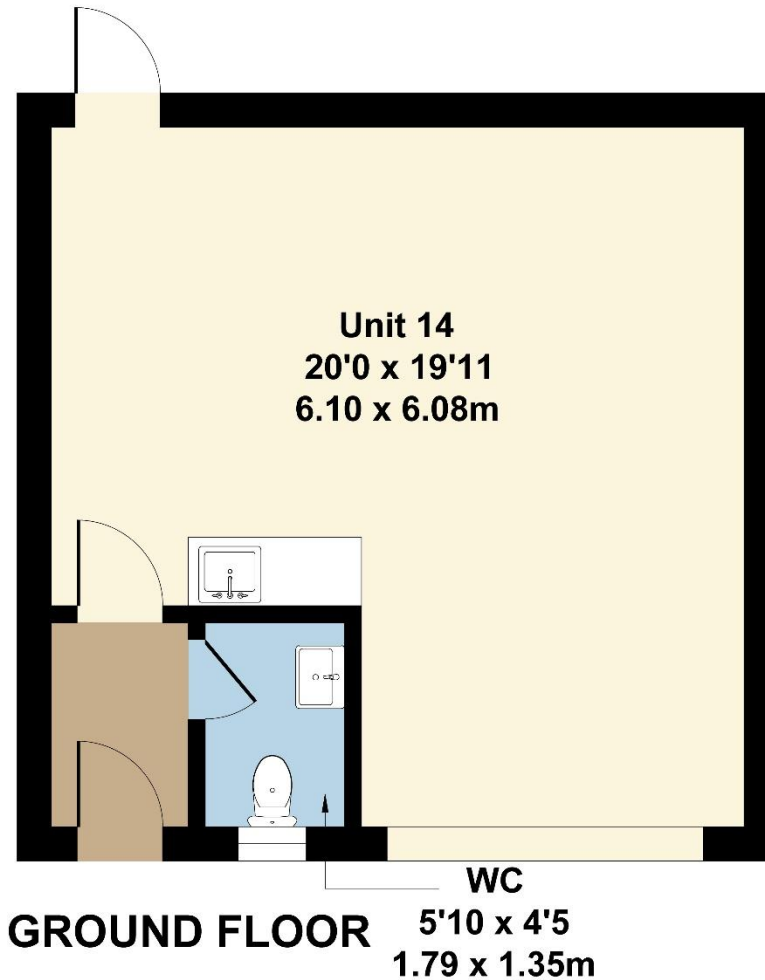
Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

Misrepresentation and Notices Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.

Unit 14, Portman's Walk, Ipswich, Suffolk, IP1 2DW



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