



Security Depot

Raeburn Road South, Ipswich, Suffolk, IP3 0ET

To Let – Security Depot approx. 640.33 (6,892sqft) (GIA)

LACY SCOTT
& KNIGHT

est. 1869

Chartered Surveyors | Land & Estate Agents | Auctioneers & Valuers

Security Depot

Raeburn Road South | Ipswich | Suffolk | IP3 0ET

Ipswich Town Centre 2.7 Miles | A14 (J57) 3.0 Miles

Security Depot located on Raeburn Road South, close to Ipswich Town Centre. Total Gross Internal Area approx. 640.33sqm (6,892sqft). Potentially suitable for storage, industrial and leisure uses subject to planning permission.

LOCATION

The unit is located on Raeburn Road South, close to Ipswich Town Centre. 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 57 approx. 3.0 miles to the east-south.

DESCRIPTION

On the ground floor the unit comprises of an open plan warehouse space with vehicle trap, two open plan office spaces, safe, store rooms, WCs and reception. The first floor comprises of two open plan office spaces with separate office, male and female WCs and store rooms. The warehouse space benefits from electric roller shutter doors, concrete floor, roof lights and lighting. Externally there is car parking and secure yard area extending to approx. 0.24 acres. Rear Roller shutter door opening: 3.82m height 3.19m width Eaves height: 5.06m

ACCOMMODATION

The premises offers approximate gross internal floor area:

Ground Floor	476.99 sqm	5,134 sqft
First Floor	163.34 sqm	1,758 sqft
Total Gross Internal Area	640.33 sqm	6,892 sqft

IMPROVEMENT WORKS

The Landlord is planning to undertake works to improve the energy efficiency of the unit including replacing windows and installing LED lighting. Full details are available from the agent.



RENT AND AVAILABILITY

Security Depot £40,000 per annum Available

LEASE TERMS

The property is available on a new full repairing and insuring lease.

DEPOSIT

Three months' rent.

COSTS

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy rating: 'D' (100)

SERVICES

It is understood the property is connected to mains electric, gas, water and drainage. We have not tested any of the services or appliances.

LOCAL AUTHORITY

Ipswich Borough Council, Grafton House, 15-17 Russell Road, Ipswich IP1 2DE

BUSINESS RATES

Rateable Value: £32,500 per annum

Payable Rates: £16,217.50 RV 2023

The rates payable are based on the current UBR of £0.499. 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 Security Depot use by virtue of its previous use. The property may be suitable for industrial, storage and leisure uses subject to planning permission. 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 an area on the eastern side of the unit is within a low to high risk of surface water flooding.

BROADBAND SPEED

Download speed up to 67 Mbps (Ofcom, 2025)

Upload speed up to 20 Mbps (Ofcom, 2025)

MOBILE COVERAGE

Indoor - Good – O2 & Vodafone (Ofcom, 2025)

Outdoor - Good – EE, O2, Three & Vodafone (Ofcom, 2025)

AGENT'S NOTE

Property Particulars prepared December 2025.

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 01449 833692 WDarcy@lsk.co.uk

Contact: Harry Storey 01449 833687 hstorey@lsk.co.uk



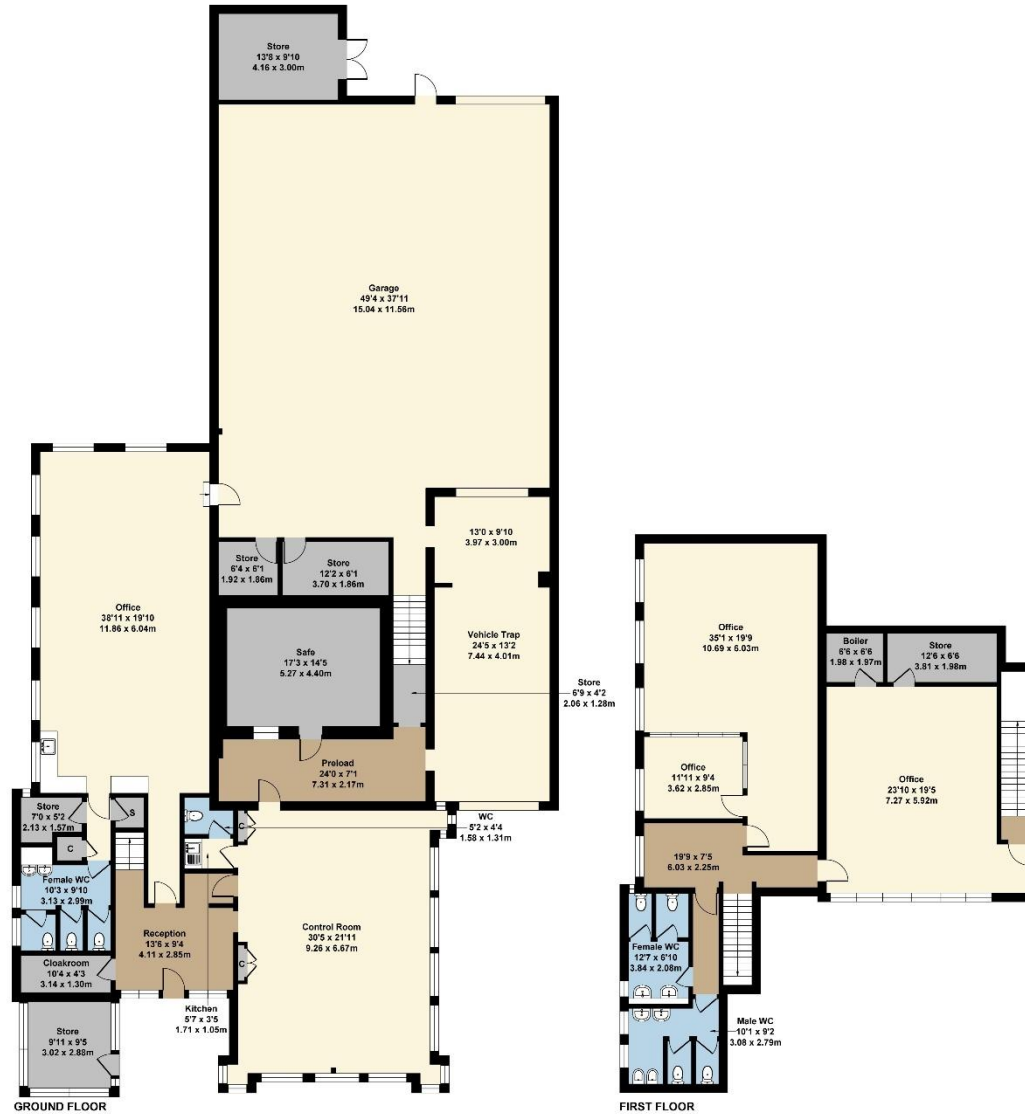
Plans, Areas and Schedules

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:-

- a) 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.
- b) 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.
- c) 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.
- d) No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- e) 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.

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