

TO LET/MAY SELL

A 9 ACRE SITE WITH DETAILED PLANNING FOR
144,000 SQ.FT. WAREHOUSE FACILITY



- Excellent access to A14 Junction 53
- Additional land available to provide larger facility (STP)
- Ancillary Office accommodation
- Port of Felixstowe 19 miles
- Ipswich Docks 3.4 miles
- M25 Junction 27 62 miles
- A1 Junction 9 75 miles
- Stansted Airport 51.1 miles

* Distances from Google maps

IPSWICH BUSINESS PARK, ANGLIA PARKWAY NORTH, IPSWICH, SUFFOLK IP1 5QL



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A 9 ACRE SITE WITH DETAILED PLANNING FOR 144,000 SQ.FT. WAREHOUSE FACILITY

DESCRIPTION

The site comprises approximately nine acres and benefits from planning consent for construction of a regional distribution centre comprising 144,000 sq.ft. warehouse (B8) with ancillary offices. Further land is available to deliver a larger facility, if required (STP).

ACCOMMODATION

All figures provided are approximate and are based on gross external area from the detailed plans.

Area	sq.ft	m ²
Warehouse	123,870	11,508
Offices	20,130	1,870
Total	144,000	13,378

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed. Alternatively, our clients would consider a turn key freehold.

RENT/ PRICE

Upon application.

VAT

All rents and prices are exclusive of VAT under the Finance Act 1989. Interested parties are advised to consult their professional advisors as to their liabilities, if any, in this direction.

PLANNING

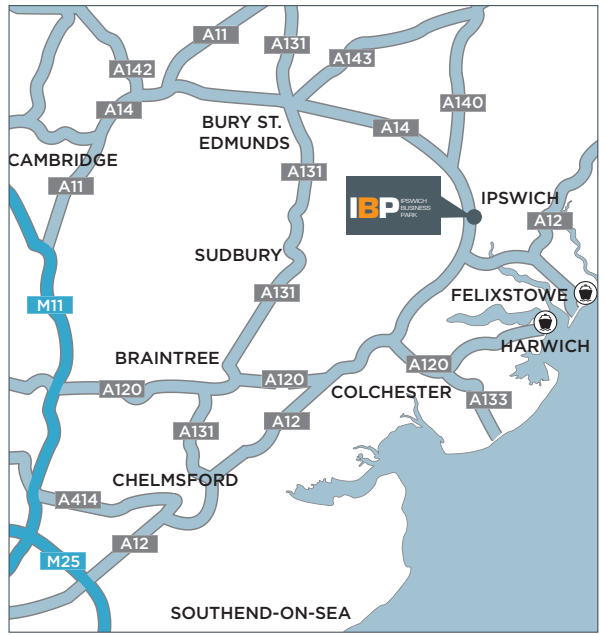
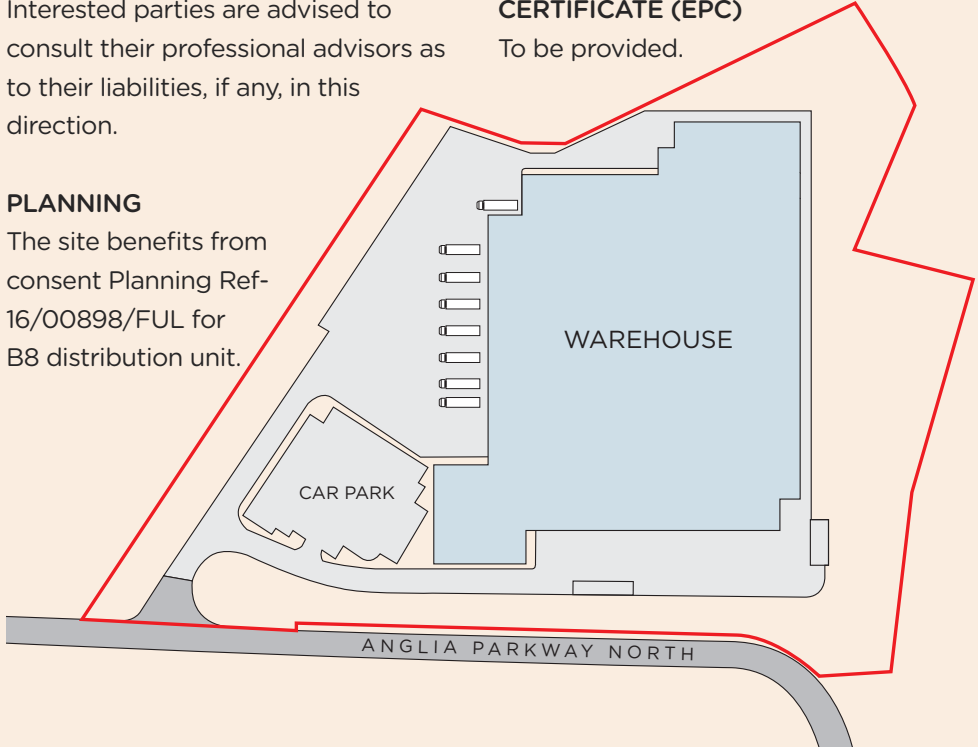
The site benefits from consent Planning Ref-16/00898/FUL for B8 distribution unit.

LEGAL & PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be provided.



FURTHER INFORMATION / VIEWING

Strictly by appointment via joint sole agents:

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