

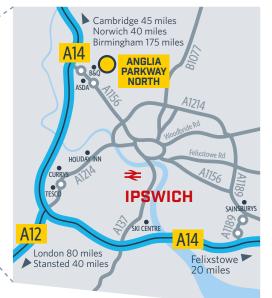
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- Situated on the established and popular Anglia Retail Park to the west side of Ipswich.
- Easy access to J53 of the A14.
- Approximately 3 miles to Ipswich town centre.

- Major occupiers located nearby include ASDA, B&Q, Peugeot and Graham Building Merchants.
- ✓ The A14 connects to the A12 and the Port of Felixstowe to the east and Cambridge, the M11, Stansted Airport and the East Midlands to the west.



- Approximately 1.8 acres (0.73 Hectares)
- Approximately square in shape and level.
- Capable of providing a warehouse/industrial unit of up to approximately 40,000 sq ft (3,716 sq m), subject to planning.
- All mains services to the boundary of the site.





### **PLANNING**

The site is within an area zoned for employment uses.

Interested parties should make their own enquiries to the local planning authority - Ipswich Borough Council on 01473 432000.

# TENURE & TERMS

The site is available for sale freehold with vacant possession. Alternatively, warehouse/industrial premises can be designed and built on a leasehold or freehold basis to occupier's requirements. Full details and terms upon application. VAT will be applicable to the purchase.

# LEGAL COSTS

Each party to bear their own legal costs.



## NG & FURTHER INFORM

Please contact the joint sole agents:



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