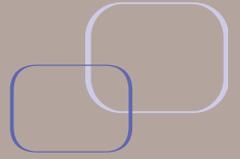


ARTIST'S IMPRESSION OF SHOPPING  
COMPLEX AND APARTMENTS



# modus RETAIL

IPSWICH IP3 8AF



exciting



stylish



Reads

property developments





# modus RETAIL

Situated a short distance from the town centre and within walking distance of the highly successful and popular waterfront and marina, Modus Retail provides exceptional retail, pub/restaurant and leisure opportunities.

Modus is at the very heart of the dynamic and thriving regeneration of Ipswich, the regional centre for business, shopping, sport and entertainment.

This is a high profile location with three major development schemes providing over 1,200 new homes in the immediate vicinity and the new University Campus Suffolk (UCS) together with adjacent accommodation for 600 students is conveniently close by. The second phase of the UCS development, University Quay, is under way and will combine teaching, social and living space and is directly opposite the Modus Retail complex.

UCS Image Library: Nick Hufton



SHOP 10 LET TO TESCO



✓ 10 shops from 51.3 sq m (552sq ft) to 1,727 sq m (18,590sq ft) available

✓ Extensive off street, free parking to the rear

✓ Busy road frontage

BLOCK C	BLOCK E	BLOCK G
Shop 1 105sq m (1128 sq ft)	Shop 6 51.3sq m (552 sq ft) <b>LET</b>	Shop 10 Let to Tesco Express <b>LET</b>
Shop 3 68sq m (733 sq ft)	Shop 7 70.5sq m (759 sq ft) <b>LET</b>	Shop 11 85.5sq m (921 sq ft) <b>LET</b>
Shop 4 72sq m (776 sq ft) <b>LET</b>	Shop 9 555.5sq m (5979 sq ft)	Shop 12 79.4sq m (855 sq ft)
Shop 5 86.2sq m (928 sq ft)		

**ONLY FIVE LEFT**

- / exciting
- / stylish
- / fashionable
- / bold
- / the place to be

Options available to divide spaces. Please note there are restrictive covenants in relation to Block C. Please contact the Sole Agents, Reader Commercial for more information.

Terms – The shops are available by way of new FRI leases, length to be agreed. For further terms contact the Sole Agents, Reader Commercial.



The aim of Ipswich Central is to make Ipswich better for businesses, customers, staff and visitors.

- Key features of Ipswich Central are
- / Increased street cleaning
  - / Improved safety measures
  - / Street Rangers achieving and maintaining high management standards
  - / Free Park & Ride promotions



In the heart of East Anglia, Ipswich is the regional centre for business, shopping, sport and entertainment.

Ipswich Town Centre is full of life with a host of shops and stores with its long established local business and specialist shops, creating one of the most enjoyable shopping experiences in East Anglia. There are numerous bars, pubs, nightclubs and restaurants serving cuisine from around the world. An array of music and arts venues include the New Wolsey Theatre, Corn Exchange Theatre, Wolsey Art Gallery the Regent Theatre and the new UCS Waterfront building.

As well as having a reputation as a great place to live, Ipswich is also an increasingly popular location for business.

Excellent access to major roads such as the A14 and the A12 and the Ipswich train station offering London commuters journey times of just over an hour.

# modus RETAIL

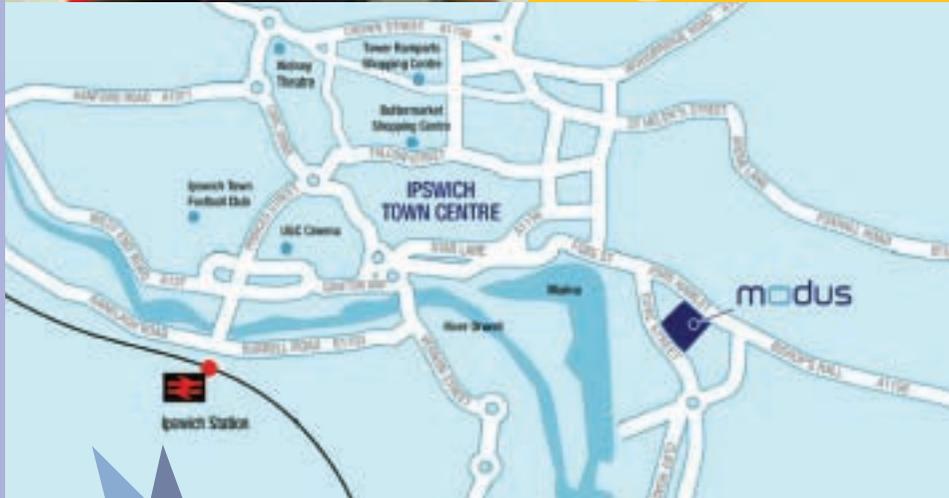
Modus Retail Centre, Duke Street, Ipswich, Suffolk IP3 8AF



stylish



©Copyright and/or database right. All rights reserved. Licence number ES100011388



Proposed future developments in the area.



01473 289600

2 Merchants Court, 45 Lower Brook St,  
Ipswich, Suffolk IP4 1AQ  
Tel: 01473 289600  
Fax: 01473 289331  
martin@readercommercial.com

[www.readercommercial.com](http://www.readercommercial.com)



Suite C, Orwell House, The Strand,  
Wherstead, Ipswich, Suffolk IP2 8NJ  
Tel: 01473 211933  
Fax: 01473 682266  
beverley@penncommercial.co.uk

[www.penncommercial.co.uk](http://www.penncommercial.co.uk)



# Reads

property developments

Hopper Way, Diss Business Park, Sandy Lane, Diss IP22 4GT  
Tel: 01379 650577 Fax: 01379 650565 info@readsproperty.co.uk

[www.readsproperty.co.uk](http://www.readsproperty.co.uk)

The Agents give notice that: 1. All dimensions, reference to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 2. Any services mentioned have not been tested and therefore prospective purchasers and/or occupiers should satisfy themselves as to their operation. 3. This document is produced in good faith, and sets out particulars as a general guide only and does not constitute part of any offer or contract. 4. No person in the employment of Reads Property Developments or Reader Commercial has any authority to make or give representation or warranty whatsoever in relation to this property. 5. All prices and rents are quoted exclusive of VAT unless otherwise stated. Selected images from Lemontree Studio, Ipswich 01473 230099.

Designed & produced by Simon Crack  
© Smashing Publicity - 07968 177591