



THE HUB AT UFFORD

HIGH STREET, UFFORD, WOODBRIDGE, SUFFOLK IP13 6EL

**A distinctive and characterful
development - COMING SOON**

WITH FULL PLANNING PERMISSION

TO LET

11 x Business Units - 1.5 storeys

Grade A Office / B1 Accommodation

Total Gross Internal Areas:

7 x 143 sq m / 1,539 sq ft

4 x 156 sq m / 1,679 sq ft

- Attractive, rural location
- Landscaped environment
- Easy access to the A12
- Flexibility of the business units / offices - can be combined
- Good car parking provision
- Extensive sustainable transportation plans
- Good broadband connection
- Convenient for nearby amenities:
 - Woodbridge town and River Deben
 - The Crown public house and local leisure facilities
 - Ufford Park Woodbridge Hotel, Golf and Spa
 - Dobbies Garden Centre

BLOCK B NORTH ELEVATION



BLOCK B EAST ELEVATION



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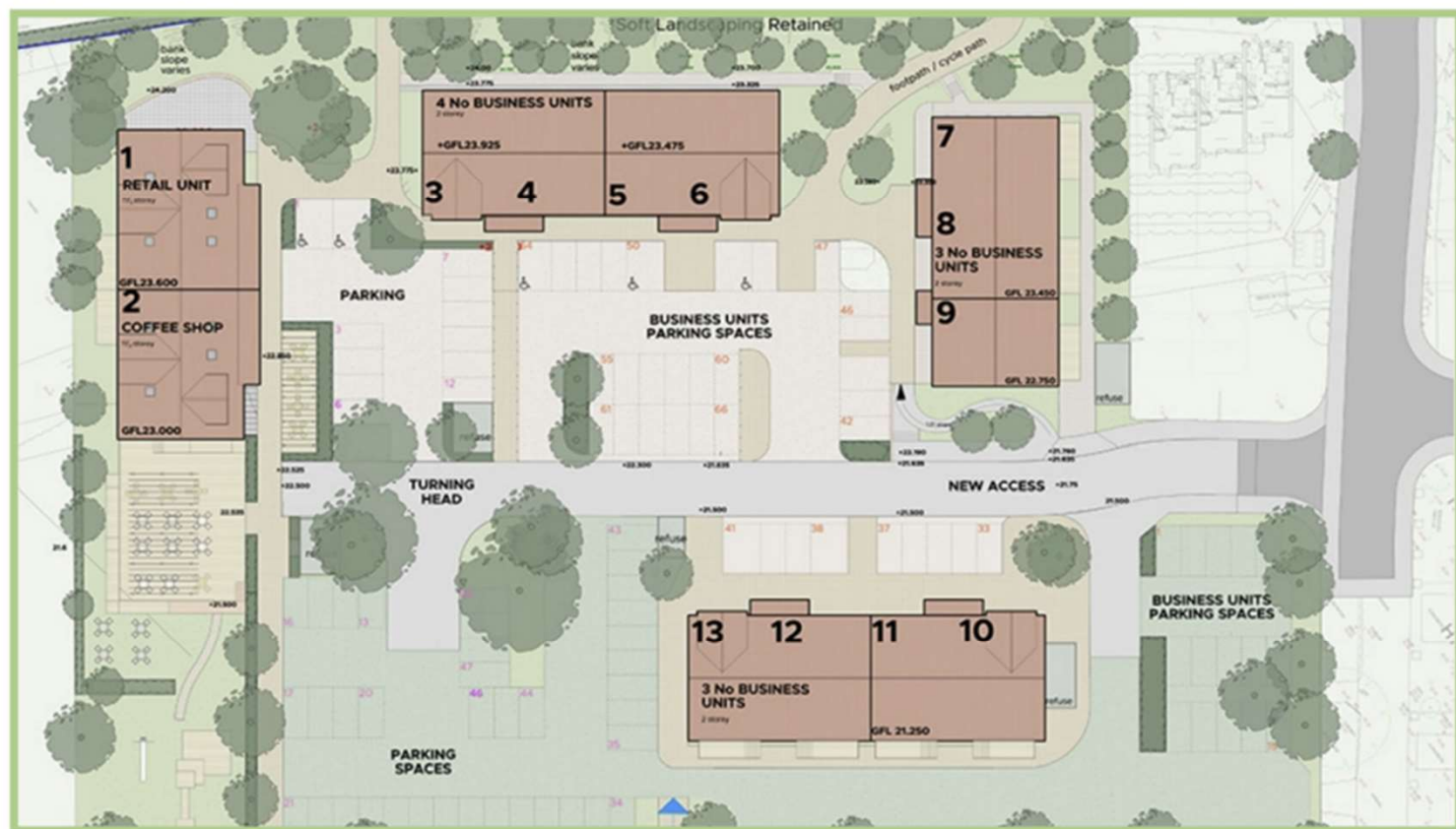


The Hub at Ufford is situated on the former Crown Nursery site in Ufford, near Woodbridge, Suffolk. This exciting new scheme will comprise a series of commercial buildings, arranged around a landscaped public area, at the heart of which will be a Café and adjacent retail unit.

The commercial units will be designed to mimic / reflect the former use of the site and will be finished with carefully-selected materials, giving the appearance of a range of converted former farm buildings, grouped around a communal 'yard'.



PROPOSED SITE LAYOUT PLAN



ACCOMMODATION

The 11 office units will range in size from 143 sq m / 1,539 sq ft (x 7) to 156 sq m / 1,679 sq ft (x 4), providing a total of 1,625 sq m / 17,492 sq ft of high-quality commercial space, in a tranquil, rural setting.

These business units will provide Grade A office / B1 accommodation to a high specification, and will be arranged in a series of three separate blocks, with units to provide commercial floor space. These units will be self-contained and capable of linkage to create larger accommodation, if required.

Unit	Unit Type	Ground Floor GIA (sqm)	Roof Space GIA (sqm)	Total GIA (sqm)	GIA (sqft)
1	1.5 storey Shop	163	77	240	2583
2	1.5 storey Coffee Shop	163	77	240	2583
3	1.5 storey Business Use	90	66	156	1679
4	1.5 storey Business Use	90	53	143	1539
5	1.5 storey Business Use	90	53	143	1539
6	1.5 storey Business Use	90	66	156	1679
7	1.5 storey Business Use	90	53	143	1539
8	1.5 storey Business Use	90	53	143	1539
9	1.5 storey Business Use	90	53	143	1539
10	1.5 storey Business Use	90	66	156	1679
11	1.5 storey Business Use	90	53	143	1539
12	1.5 storey Business Use	90	53	143	1539
13	1.5 storey Business Use	90	66	156	1679
TOTAL		1316	789	2105	22658

TOTAL SITE AREA 1.02HA

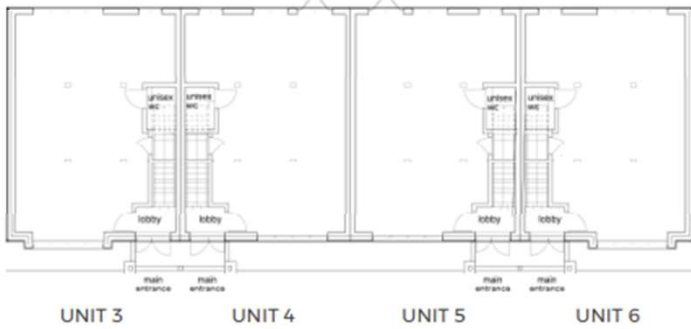
All areas are approximate and subject to final scheme design.



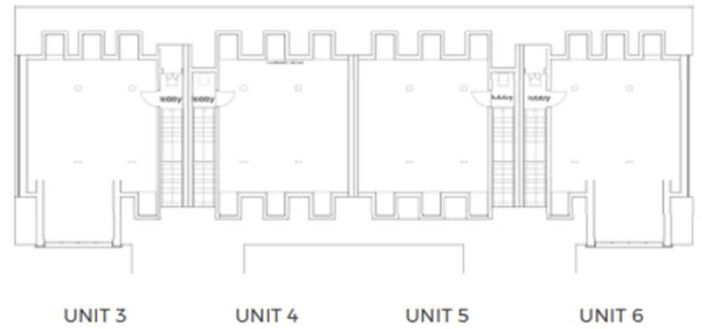
BLOCK C SOUTH ELEVATION



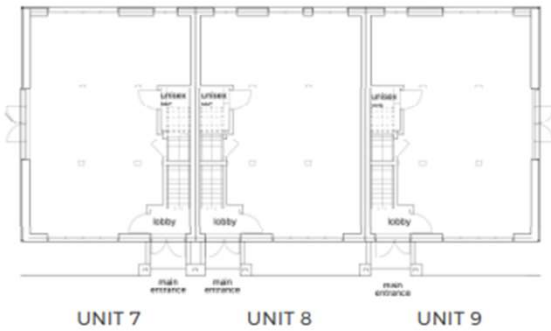
BLOCK B - GROUND FLOOR PLANS



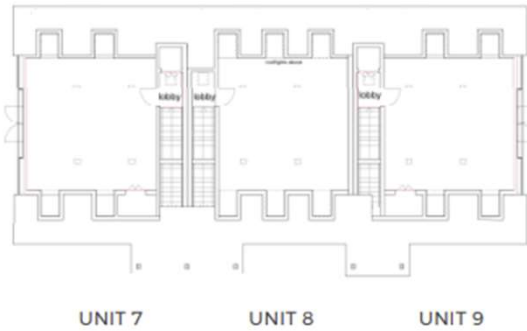
BLOCK B - FIRST FLOOR PLANS



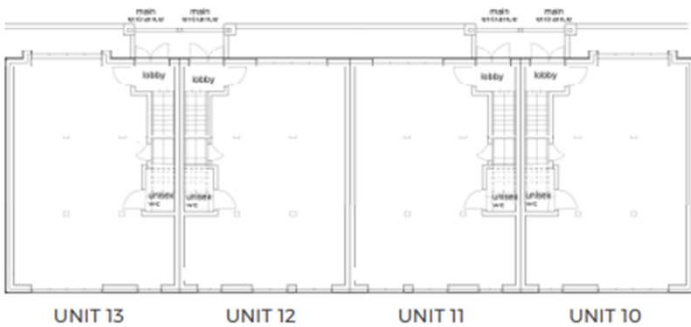
BLOCK C - GROUND FLOOR PLANS



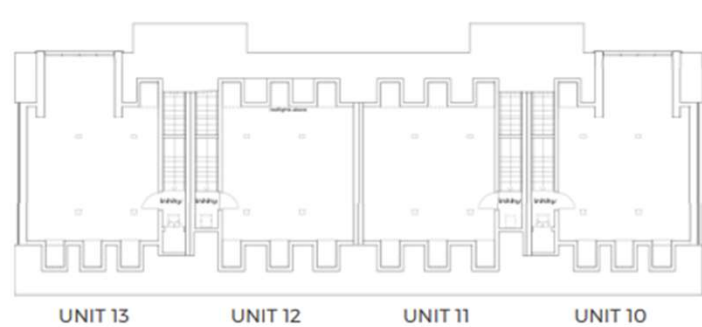
BLOCK C - FIRST FLOOR PLANS



BLOCK D - GROUND FLOOR PLANS



BLOCK D - FIRST FLOOR PLANS





SITE SECTION ALONG NEW ACCESS ROAD



STREET ELEVATION TO YARMOUTH ROAD



BIODIVERSITY & SUSTAINABILITY

The scheme will be developed with a focus on biodiversity enhancement and sustainability.

Sustainable construction methods will be employed and renewable energy will play an important part, as well as encouraging more sustainable forms of transport – electric and low-emissions vehicles and cycle facilities provision. The Café and retail unit will share a central quadrangle of landscaped public space and parking / cycle facilities, with footpath and cycle connections to Ufford village and beyond.

Proposals will include a detailed landscaped setting for new buildings with nest boxes, native species of trees and hedges, wildflower mixes to attract birds and insects, grassed areas to boundaries, verges and the large open space on site.

The scheme is intended to protect the quality of the environment, whilst also creating a community of inter-connected units that respond to the constraints and opportunities of the natural surroundings.

A surface water drainage strategy is being developed for the site, with opportunities to increase and diversify wildlife habitats, and water conservation measures are being explored for occupants of the various units.

Sustainable construction and renewable energy will be used throughout the development.



A COMMUNITY 'HUB'

To complement and support the business / office units, a Café will be accommodated within a purpose-designed building. This will be combined with external space within the development, where the layout extends to a sitting-out area – so important in the post-pandemic period ahead – as well as providing exterior-based, small-scale play facilities for families.

The retail unit would be suited to a veterinary practice or physiotherapist, for example, as it lies at the heart of the new scheme – adjoining the Café – and will be easily accessible for all.

VIEWING

To view or for further information, please contact:

Vanessa Penn

Penn Commercial
Suite C Orwell House
The Strand, Wherstead
Ipswich, Suffolk
IP2 8NJ
Email: vanessa@penncommercial.co.uk

SUBJECT TO CONTRACT