

## Haulage Yard

# Haulage/Transport Yard To Let



**Paper Mill Lane, Claydon, Ipswich, Suffolk IP6 0BE**

**Site area approx 0.80 hectares (2 acres)**

- **Easy access to new Freeports at Felixstowe & Harwich**
- **Adjacent to Premier Inn, easy access to A14**
- **Planning consent for haulage/transport yard use**
- **To let on new lease terms, price upon application, plus VAT**



## Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester. Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

## Situation

The property is situated in Paper Mill Lane, Claydon, adjacent to the Premier Inn, with easy access from the A14 at the Claydon interchange (Junction 52), to the west of Ipswich town centre. The site has easy access to the new Freeports area of Felixstowe and Harwich. The site is adjacent to the recently constructed Holden Timber unit and is accessed via a private driveway. The site can be palisade fenced.

## Description

The property comprises a level site which is suitable for use as a haulage/transport yard. Access from Paper Mill Lane is via Estate Roads. Access rights for the proposed use will be granted in perpetuity subject to maintenance or a fair proportion of the service charge costs. The Landlord reserves a right of access to and maintenance of signs adjacent to the A14 and to erect new signs at the Landlord's risk/will.

## Accommodation

Site Area	0.80 hectares	2 acres
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## Planning

We understand that the site has consent for use as a haulage/transport yard.

## Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

## Business Rates

To be assessed. All interested parties should contact Babergh Mid Suffolk District Council on 0300 123 4000.

## Terms & Tenure

The site is available to let on new lease terms, price upon application, plus VAT. Service charge to be confirmed.

## Services

The site is fully serviced with up to 880 kva electricity from the onsite substation up to the end of the road leading to the site, together with water mains and BT, foul drainage will be to a septic tank and surface water is to be designed.

## Drive Times

Road	Miles	Drivetime
A14	6.9	9 mins
A140	4.4	7 mins
A11	41.5	55 mins
M11 (J9)	52.8	52 mins
M25 (J27)	73.3	1 hr 24 mins

## Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,  
The Strand, Wherstead,  
Ipswich IP2 8NJ

**01473 211933**

[paul@penncommercial.co.uk](mailto:paul@penncommercial.co.uk)  
[penncommercial.co.uk](http://penncommercial.co.uk)



