

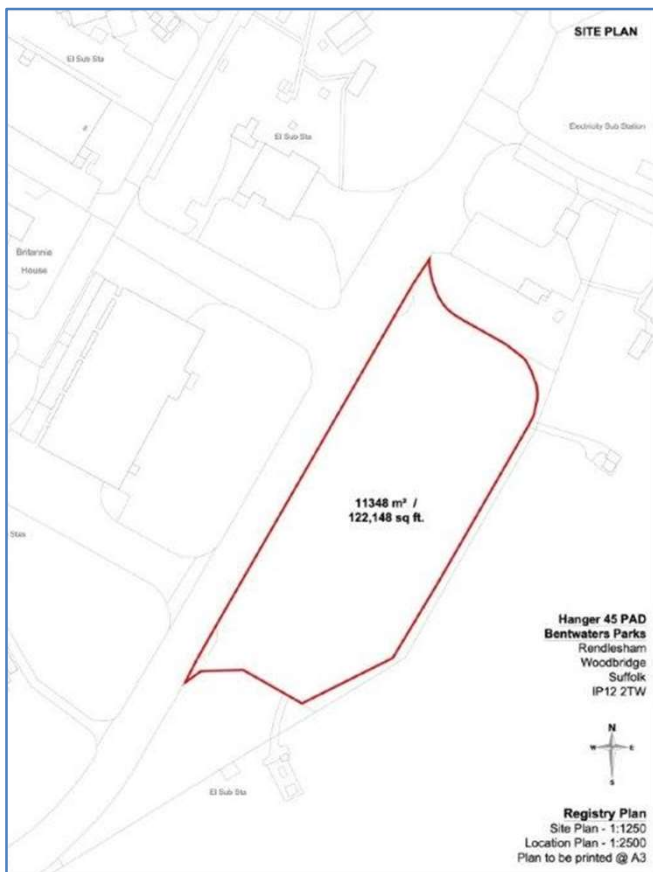
## Land/Open Storage/Parking TO LET: Secure, surfaced, serviced compound.



### Hangar Pad 45, Bentwaters Parks, Rendlesham, Woodbridge, Suffolk, IP12 2TW

**Approx. 1.13 ha (2.80 acres) / 11,348 sq m (122,148 sq ft) of  
fenced open storage available to let**

- Secure storage with galvanised chain-link fencing and 24/7 site security
- Surfaced with concrete pads, metalled highways and access routes
- Serviced with electricity adjacent
- Available immediately on new, flexible lease terms
- Rent of £11,500 per calendar month + VAT



## Location

Bentwaters Parks is a business park located in the village of Rendlesham in Suffolk, England. The park is home to a diverse range of businesses, from small start-ups to large established companies.

The business park sits approximately 45 miles south-east of Norwich (1hr 15), 35 miles south-west of Lowestoft (1hr), 5 miles north of Woodbridge (10 mins), 12 miles north-east of Ipswich (20 minutes), 20 miles north-west of the port of Felixstowe (40 mins). Access is via the B1084, with links to the A12, and subsequently the A14.

## Situation

The occupiers of Bentwaters Parks are varied, with a mix of industries represented. Some of the main sectors represented at the park include: Manufacturing and engineering, technology and innovation, creative industries, logistics and distribution, and more.

Overall, the business demographics of Bentwaters Parks are reflective of the diverse economy of the Suffolk region. The park provides a range of facilities and services to support businesses of all sizes and sectors, making it an attractive location for companies looking to establish a presence in the area.

## Description

The compound provides an easily accessible, well presented, secure, serviced, and surfaced opportunity for open storage. The plot is approx. 0.5 miles from the main access to Bentwaters Parks from the A1152. The plot is to let as a whole only. Electricity is available nearby and is generated onsite through an anaerobic digester that often provides preferential electricity rates to occupiers of the park.

## Planning

All interested parties should contact East Suffolk Council on 01502 523100.

## Business rates

To be confirmed. All interested parties should contact the Anglia Revenues Partnership on 01842 756568.

## Legal Costs

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

## Services & Service Charge

We understand that mains electricity could be connected to the property. NB: None of the services have been tested and it is the responsibility of the interested party to satisfy themselves as to their operation / condition, including IT and telecommunications links. There will be an estate charge that equates to approx. 10% of the rent + VAT.

## VAT

VAT is applicable.

## Terms & Tenure

The premises are available to let on new lease terms, for a term of years to be agreed and on a full Repairing and Insuring basis, at a rental of £11,500 per calendar month, which equates to £138,000 per annum exclusive.



## Accommodation (all areas are approximate)

1.13 ha | 2.80 acres | 11,348 sq m | 122,148 sq ft

## Viewing

Strictly by prior appointment with sole agents Penn Commercial on:

**01473 211933**

Robin Cousins

[robin@penncommercial.co.uk](mailto:robin@penncommercial.co.uk)



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

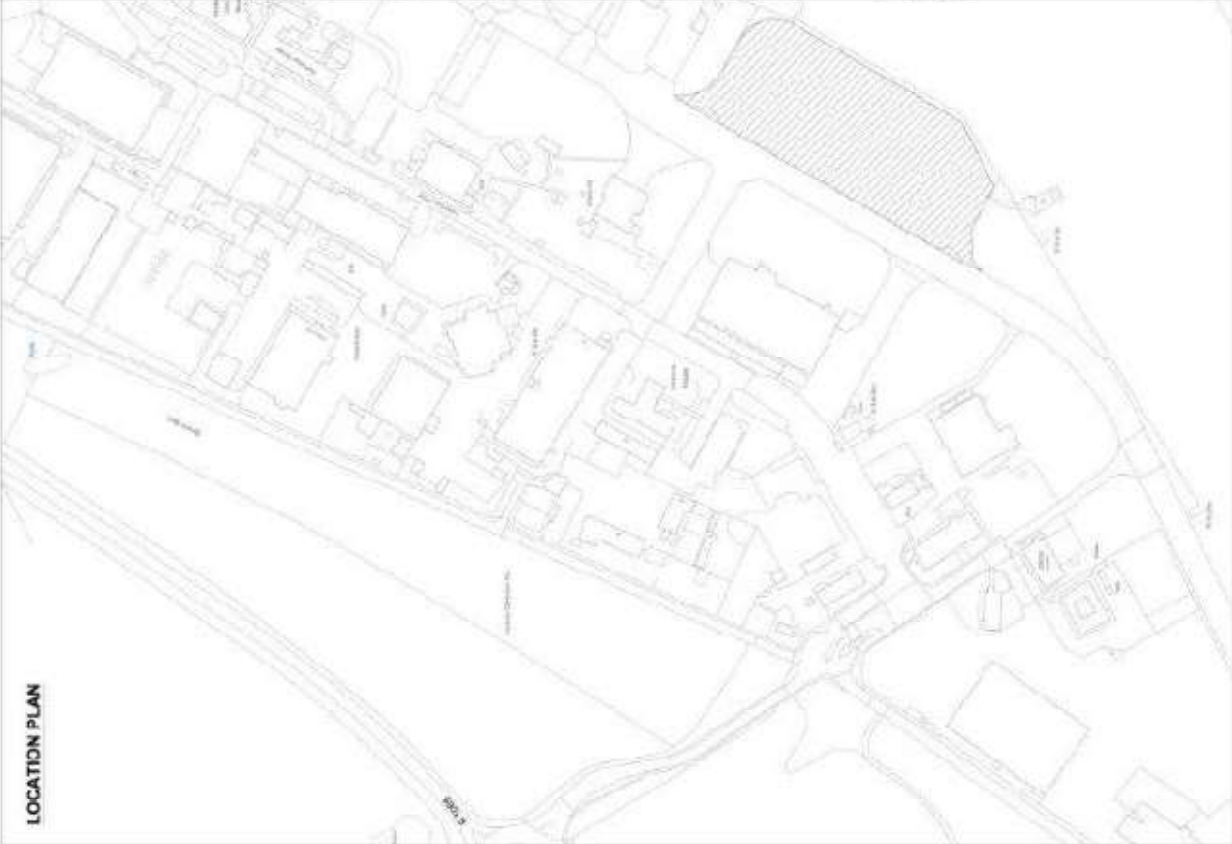
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**SITE PLAN**



**LOCATION PLAN**



**Hanger 45 PAD**  
Dontwate a Perko  
Rendleisham  
Woodbridge  
Suffolk  
IP12 2TW



**Registry Plan**  
Site Plan - 1:1250  
Location Plan - 1:2500  
Plan to be printed @ A3