

Industrial/Warehouse/Trade Counter/ Cafe Development Site For Sale

Land



Carlton Park Industrial Estate, Saxmundham, Suffolk IP17 2NL

Total Developable Area approx. 3.82 hectares (9.48 acres) gross
3.45 hectares (8.52 acres) net

- Consent for A3-A5, Trade Counter and B1, B2 and B8 uses
- Easy access to A12, close to Sizewell
- Offers in the region of £2.55 million, plus VAT

Location

Saxmundham is located approx. 18 miles north-east of Ipswich, and 5 miles west of Sizewell. The town is bypassed by the main A12 between London and Lowestoft. Saxmundham Railway Station is on the East Suffolk Line (Ipswich-Lowestoft).

Situation

The site is situated on Main Road, Carlton, 1 mile north of Saxmundham. The site has a frontage to the main B1121 and comprises three key sites for development which are outlined below.

Existing occupiers on the estate include: PolarSeal Tapes & Conversions, Bonus Trading UK Ltd, PowerTool Products, Tiger Logic UK Ltd, Brick Party Bags, Omnis Software Ltd, IceWatch Ltd, Clean Tabs Ltd, iST Scientific LLP, Parma Industries, EA Storage Ltd, Mossys Original Ltd, CRASL Accounting Services Ltd, Martello UK, Jayar Car Parts, Zentura Ltd, Phoenix Fitness, Titanium Fitness, Salters Dog Food, Suffolk All Stars, Teacraft and Frimpeks Ltd.

Description

Plot A – 0.55 hectare (1.362 acres). This site has Outline Planning Consent dated 26.8.22 for 219.98 sq m (2,368 sq ft) (2 units) for A3-A5 use and 25 car parking spaces. Reference: DC/21/5742/OUT. This development provides a natural extension to the established industrial estate.

Plot B – 0.28 hectare (0.7 acre). This site has Detailed Planning Consent (discharged) dated 26.8.20 for 2,322.5 sq m (25,000 sq ft) for B2, B8 and E uses.

Plot C – 2.12 hectares (5.244 acres), 4,495 sq m (48,396 sq ft) with Outline Planning Consent dated 26.8.22 for B1, B2 and B8 and 87 car parking spaces. Reference: DC/21/5742/OUT. This development provides a natural extension to the established industrial estate.

Plot C Landscape/Drainage and Offsite Landscaping – 0.38 hectare (0.956 acres).

Plot D – 0.49 hectare (1.225 acres), 1,906 sq m (20,526 sq ft) with Detailed Planning Consent dated 15.10.21 for 4 trade counter units and 44 car parking spaces. Reference: DC/21/2529/FUL and DC/21/5074/VOC.

A wide range of regional and national occupiers' requirements have been registered for these units.

The existing main site access and (adopted) Estate Road will serve the new development areas.

Accommodation

Plot A	219.98 sq m	2,368 sq ft
Plot B	2,322.5 sq m	25,000 sq ft
Plot C	4,495 sq m	48,396 sq ft
Unit C	450 sq m	4,844 sq ft
Unit D	450 sq m	4,844 sq ft
Unit E	517.91 sq m	5,575 sq ft
Unit F	384.04 sq m	4,134 sq ft
Unit G	430.03 sq m	4,629 sq ft
Unit H	442.01 sq m	4,758 sq ft
Unit I	442.01 sq m	4,758 sq ft
Plot D	1,906 sq m	20,526 sq ft
Total	8,943.48 sq m	96,290 sq ft

Total Gross Area	3.82 hectares	9.48 acres
Total Net Area	3.45 hectares	8.52 acres

Services

Plots A & D – All services are available from the adopted road/boundary.

Plots B & C – No mains Water, Surface Water or Foul Drainage connections.

Possible substation upgrade required.

Planning

Copies of all Planning Consents, Reports, & Development Queries are available on request to the Landlord's Agent. The Local Planning Authority is East Suffolk Council - 01394 444832.

Price

Offers in the region of £2.55 million are requested, plus VAT.

Legal Costs

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

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
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