

New Warehouse Unit To Let



Adjacent 2 Anglia Parkway North, Whitehouse Road, Ipswich, Suffolk IP1 5QL

Total Area Approx 2,972.8 sq m (32,000 sq ft) on a site of 0.72 hectares (1.8 acres)

- **Situated on the established and popular Anglia Retail Park to the west side of Ipswich, approx. 3 miles to the town centre, easy access to J53 of the A14**
- **Eaves height 7m (22.9ft)**
- **Full planning consent for 30,000 sq ft warehouse unit with 2,000 sq ft of offices**
- **To let on new lease terms, at a rental of £12.00 per sq ft per annum exclusive, 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 on the established and popular Anglia Retail Park to the west side of Ipswich, approximately 3 miles from the town centre, with easy access to J53 of the A14. Major occupiers located nearby include Asda, B&Q, Cupra and Graham Building Merchants.

Description

The property comprises a new warehouse unit to be constructed by the developers of the Estate, with 7m to eaves, offices, staff facilities, yard and fencing. We anticipate a delivery time of 9-12 months from the start of construction.

Accommodation

Warehouse	2,787 sq m	30,000 sq ft
Offices	185.8 sq m	2,000 sq ft
Total Floor Area	2,972.8 sq m	32,000 sq ft
Site Area	0.72 hectares	1.8 acres

Planning

We understand that the site has consent for B8 storage and distribution use.

Legal Costs

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

Business Rates

To be assessed upon completion. All interested parties should contact Ipswich Borough Council on 01473 433851.

Terms & Tenure

The unit is being offered to let on new lease terms, for a term of years to be agreed, at a rent of £12.00 per sq ft per annum exclusive, plus VAT.

Services and Service Charge

The unit will be fully serviced with all mains services to the boundary of the site. Service charge to be confirmed.

Drive Times

Road	Miles	Drivetime
A14	2.3	4 mins
A140	5.9	10 mins
A11	38.7	58 mins
M11 (J9)	62.8	1 hr 4 mins
M25 (J27)	72.2	1 hr 26 mins

Viewing

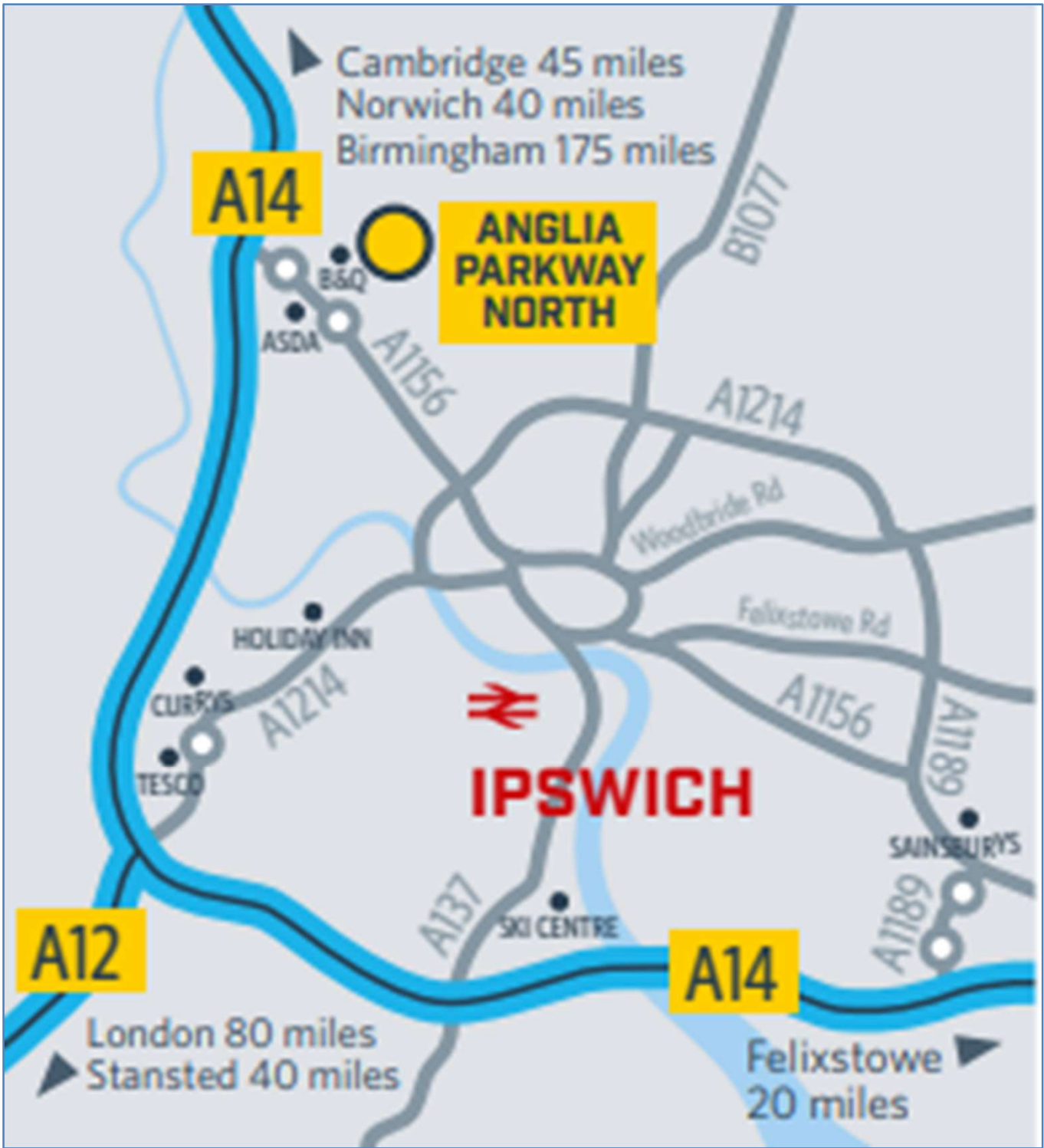
Strictly by prior appointment with sole agents Penn Commercial on:

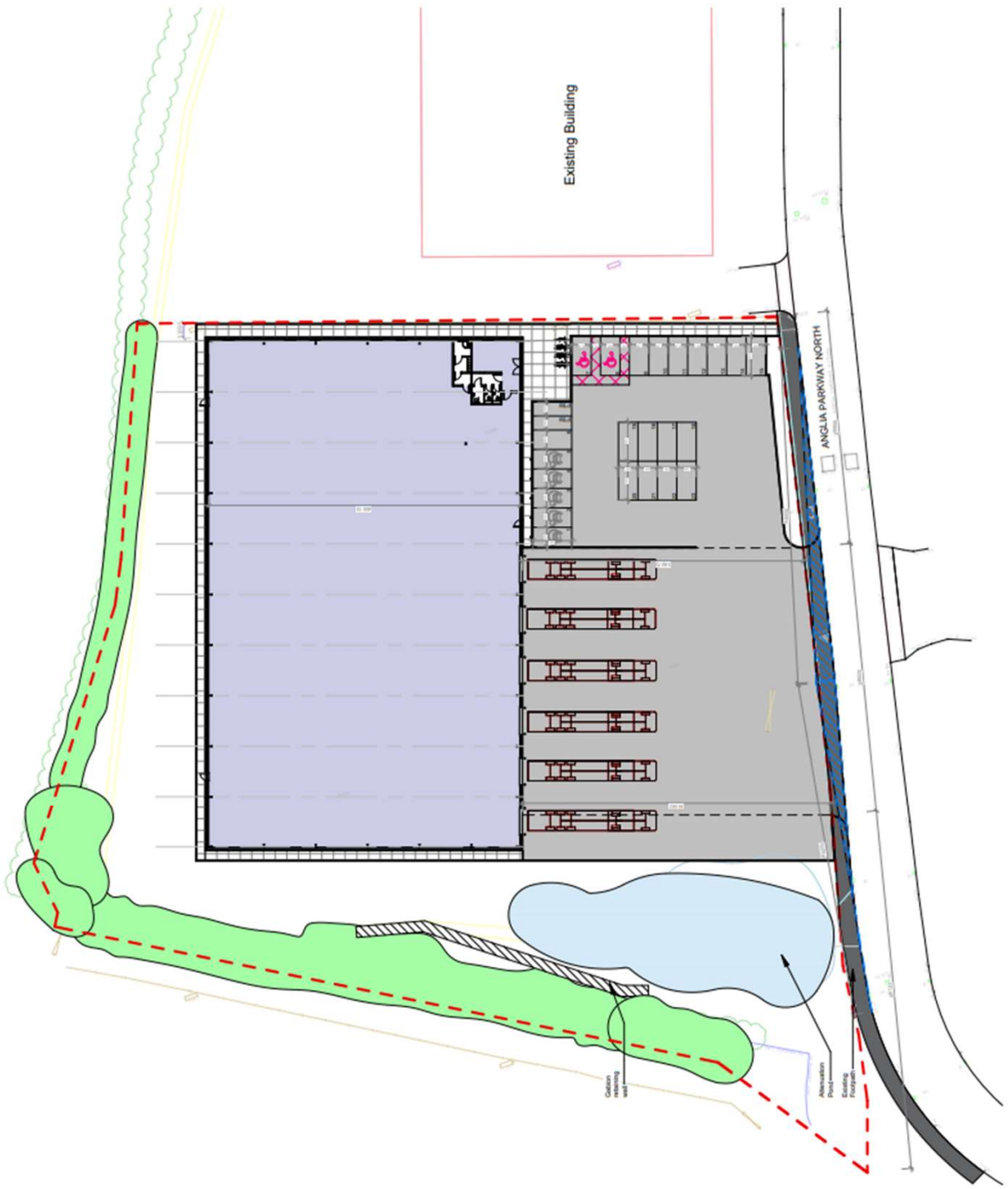


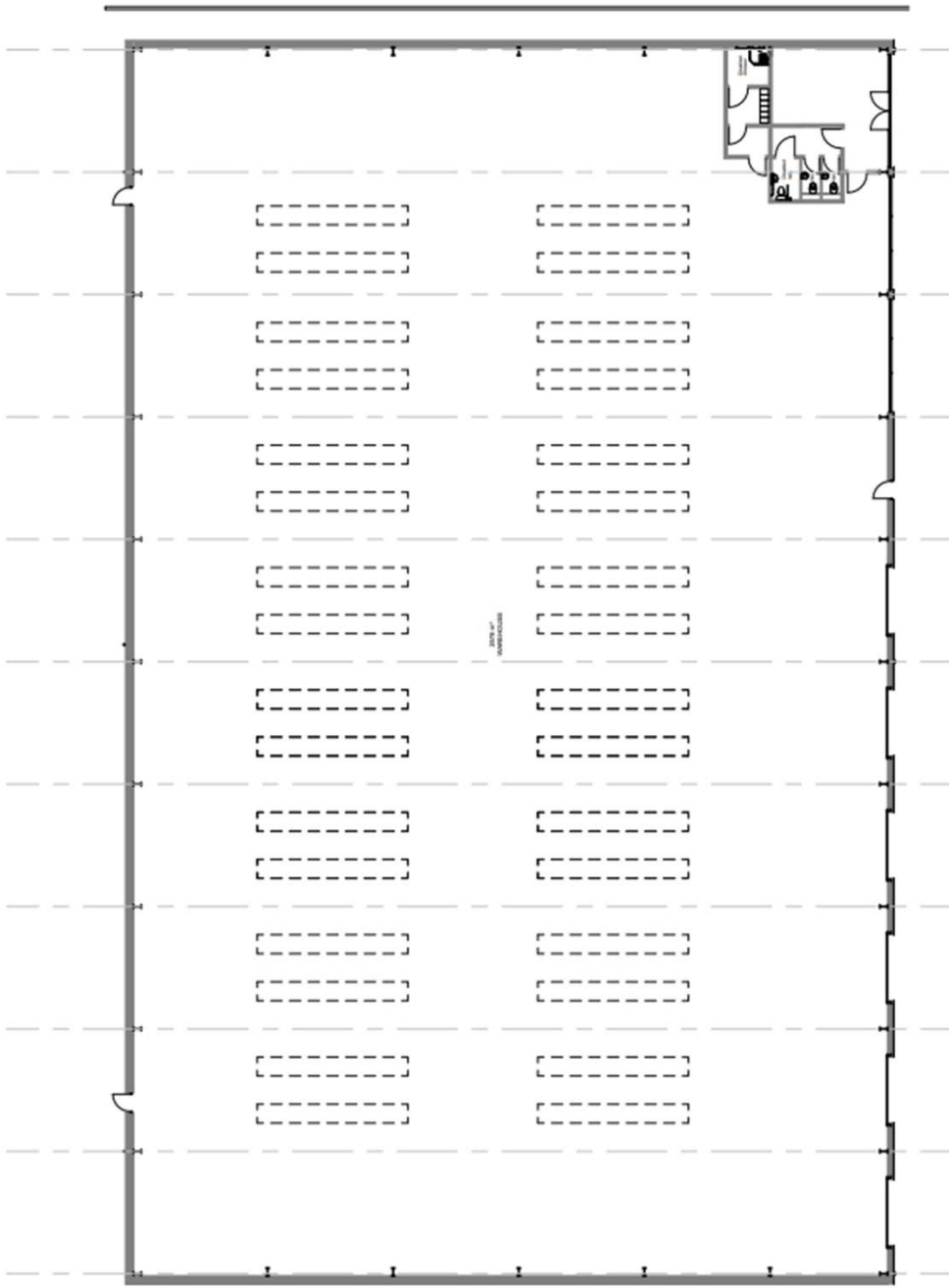
Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

01473 211933

paul@penncommercial.co.uk
penncommercial.co.uk



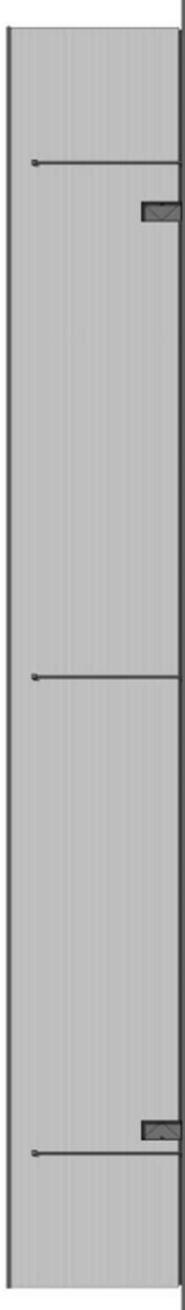




Ground Floor



Front Elevation 2



Rear Elevation 1



Flank Elevation 3



Flank Elevation 4