

TO LET: New Trade Counter Scheme to be Constructed *Last Unit Remaining*



Unit M, Carlton Trade Park, Saxmundham, Suffolk IP17 2NL

Total Floor Area approx. 465 sq m (5,005 sq ft)

- Established industrial estate location, with easy access to A12
- Close to Sizewell
- Three units under offer to major national trade operators
- Ready for occupation by mid 2025

Accommodation (all areas are approximate)

Units	Sq M	Sq Ft
Unit K – UNDER OFFER	557	5,996
Unit L – UNDER OFFER	419	4,510
Unit M – TO LET	465	5,005
Unit N – UNDER OFFER	372	4,004



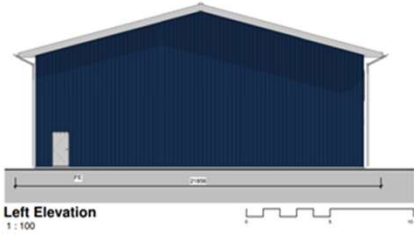
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

For additional information on planning fees, please refer to the relevant legislation.
 Approved by: [Signature] Date: [Date]
 Approved by: [Signature] Date: [Date]

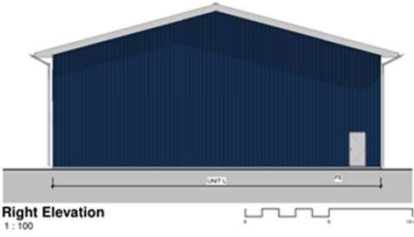
Revision	Date	Issued by
001	12/05/2023	KLH
002	12/05/2023	KLH
003	12/05/2023	KLH
004	12/05/2023	KLH
005	12/05/2023	KLH



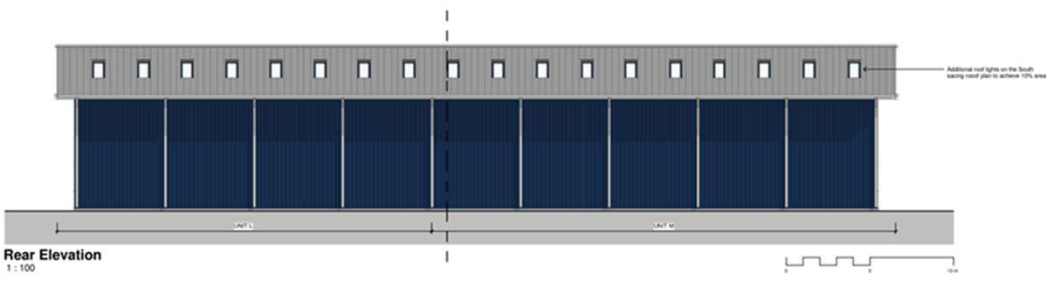
Front Elevation
1:100



Left Elevation
1:100



Right Elevation
1:100



Rear Elevation
1:100

Client: Roger Skinner LTD

Project: Proposed Development, Carlton Park Industrial Estate

Title: Units L and M Proposed Elevations

Project No: 5157 - 0400

Scale: 1:100 @ A1 50 PLANNING

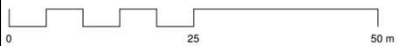
PC Designer: 0400



Phase 1 South Facing Site Section
1:500



Phase 1 North Facing Site Section
1:500



Client: Roger Skinner LTD

Project: Proposed Development Carlton Park Industrial Estate

Title: Phase 1 Proposed Site Sections

Project No: 5157 - 0510

Scale: As indicated @ A3

PC-Designer-0510



Location

Saxmundham is strategically located on the A12 London to Lowestoft Road, midway between the ports of Lowestoft and Ipswich, and close to the proposed new Sizewell C power station, five miles to the east.

Saxmundham railway station is on the East Suffolk Line and provides regular services to both Lowestoft and Ipswich, in less than 50 minutes.

The town draws on a wide catchment, as evidenced by its two major supermarkets, Waitrose and Tesco.

Description

The scheme represents a new space opportunity on the long-established Carlton Park. Purpose-built trade counter units to be constructed to institutional standards. Construction to commence in Q4 2024. Ready for occupation mid-2025.

- Steel portal frame Trade Counter units, built to modern shell specification
- 6-metre eaves height
- EPC B rating
- HGV servicing, with level access via roller shutter door to warehouse
- 10% roof lights
- Communal Electric Vehicle Charging on site for up to 8 vehicles

Sub-division into two smaller units of 232 sq m (2,500 sq ft) each might be possible, subject to negotiation.

There is a totem signage board to the frontage of the B1121 Main Road available for the display of occupier signage.

Planning

Planning Application DC/21/2529/FUL | Erection of 4 commercial units (B8) | Carlton Park Industrial Estate, Main Road, Saxmundham, Suffolk IP17 2NL.

All enquires to East Suffolk Council on 01394 444832.

Terms & Tenure

Available on a new lease, commencing rent from £12.50 per sq ft, for a term of years to be agreed.

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,
Ipswich IP2 8NJ
01473 211933**

**vanessa@penncommercial.co.uk
penncommercial.co.uk**

**Montagu Evans LLP
Exchange Tower
19 Canning Street
Edinburgh
EH3 8EG
D: 0131 221 2453
M: 07826 947 321
W: andrew.veitch@montagu-evans.co.uk**