

4.79 Acres (1.935 Hectares) Land - For Sale

Whybrow



Haven Exchange, Felixstowe Business Park, Felixstowe, Suffolk, IP11 2QE

Asking Price OIRO £2,000,000

- **4.79 Acres (1.935 Hectares) Site**
- **Class B1 / B2 / B8 Uses, Subject To Planning**
- **Immediately Opposite Port of Felixstowe**
- **Adjoins Established Office Village**
- **Site Of Interest to Developers & Owner Occupiers**
- **Freehold with Full Vacant Possession**
- **Offers In The Region of £2,000,000 plus VAT**

Location and Description

Felixstowe with a population approaching 40,000 people, offers direct access via the A14 to Ipswich and the Midlands via Cambridge, Stansted Airport, Harwich and London via the A12/A120.

The site enjoys a prime location opposite the Port of Felixstowe, Britain's biggest and busiest container port, handling 40% of the UK's container trade and one of the largest in Europe.

From the service road to the site, which joins the main roundabout by the McDonald's restaurant and Lidl, there is direct access to the A14 dual carriageway and road network.

The site is located to the rear of the Havens office village and is serviced via a surfaced estate road. The site is regularly shaped and level and surrounded to the north by woodland and to the east and south with a caravan park.

Town Planning

First allocated in 2001, the site is identified in the Local Plan as an area suitable for Employment uses (Class B1/B2) which together with starter units and uses complimentary to the Port will be encouraged, subject to these not having a detrimental impact on residential amenity. Uses which have a high number of vehicle movements may be resisted. Interested parties should contact East Suffolk Council on 0333 016 2000.

Rateable Value

The site is not currently assessed for Business Rates.

Services

We are advised that all mains services including mains drainage, electrics and gas (TBC) are available to the perimeter of the site. Interested parties should make their own investigations on connections to the relevant statutory undertakers.

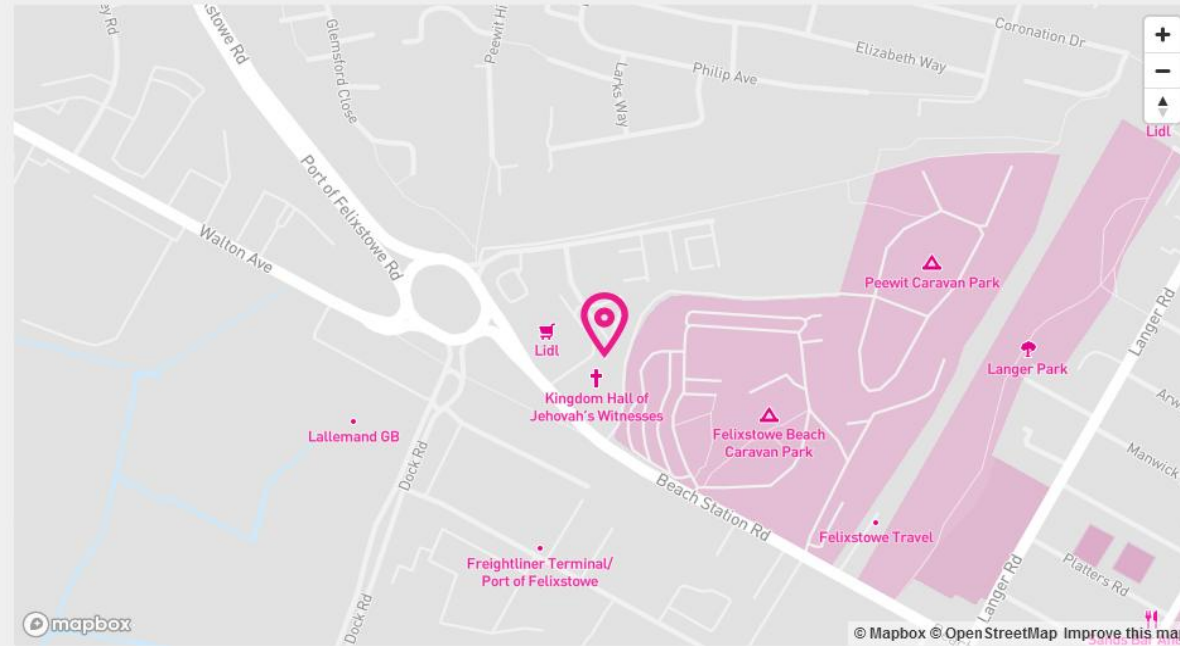
Legal Fees

Each party is to bear their own legal costs throughout the course of any transaction.



Location

Land at, Haven Exchange South, Felixstowe, Suffolk, IP11 2QE



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Misrepresentations Act 1967

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