

# Industrial Site – For Sale



**Anglia Parkway North, Ipswich, IP1 5QL**

## Location

Situated on the established and popular Anglia Retail Park to the West Side of Ipswich. It has easy access to J53 of A14. The site is based approximately 3 miles from the Ipswich town centre.

Major occupiers are located nearby including ASDA, B&Q, Peugeot and Graham Building Merchants. The A14 connects to the A12 and the port of Felixstowe to the east and Cambridge, the M11, Stansted Airport and the East Midlands to the West.



## Description

- Approximately 1.8 acres (0.73 Hectares)
- Approximately Square in Shape and Level.
- Capable of Providing a Warehouse/Industrial unit of up to approximately 40,000 sq. ft (3,716 sq.m), subject to planning.
- All mains' services to the boundary of the site.
- Approximately 3 Miles from Ipswich Town Centre

## Planning

The site is within an area zoned for employment uses. Interested parties should make their own enquiries to the local planning authority – Ipswich Borough Council on 01473 432000

## Tenure & terms

The site is available for sale freehold with vacant possession. Alternatively, warehouse/industrial premises can be designed and built on a leasehold or freehold basis to occupier's requirements. Full details and terms upon application. VAT will be applicable to the purchase.

## Legal Costs

Each party to bear their own legal costs.



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