

**INDUSTRIAL  
SITE**

# ANGLIA PARKWAY NORTH

IPSWICH • IP1 5QL



**Approx.**  
1.8 ACRES (0.73 HA)

**FOR SALE  
OR DESIGN & BUILD**  
up to approx. 40,000 sq ft (3,716 sq m)



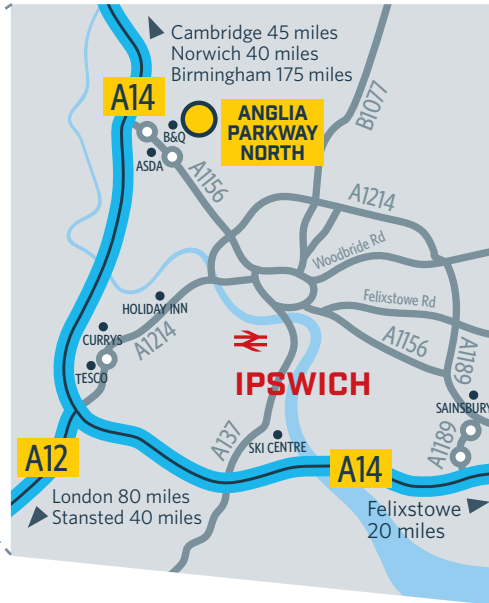
## LOCATION

- Situated on the established and popular Anglia Retail Park to the west side of Ipswich.
- Easy access to J53 of the A14.
- Approximately 3 miles to Ipswich town centre.
- Major occupiers located nearby include 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.



## 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.

## VIEWING & FURTHER INFORMATION

Please contact the joint sole agents:



MARTIN READER  
martin@readercommercial.com  
01473 289600

020 7377 2500  
**Frankis  
Porter**  
www.frankisporter.com

JIM FRANKIS  
jim.frankis@frankisporter.com  
020 7377 2500

Savills Ipswich  
savills.co.uk savills  
01473 234800

CHRIS MOODY  
cmoody@savills.com  
01473 234800

