

# Industrial/Warehouse/Trade Counter Development Site For Sale

**Land**



## Carlton Park Industrial Estate, Saxmundham, Suffolk IP17 2NL

Total Developable Area approx. 2.95 hectares (7.295 acres) gross  
2.57 hectares (6.339 acres) net

- Consent for Trade Counter and B1, B2 and B8 uses
- Easy access to A12, close to Sizewell
- Offers in the region of £2.5 million, plus VAT

## Location

Saxmundham is located approx. 18 miles north-east of Ipswich, and 5 miles west of Sizewell. The town is bypassed by the main A12 between London and Lowestoft. Saxmundham Railway Station is on the East Suffolk Line (Ipswich-Lowestoft).

## Situation

The site is situated on Main Road, Carlton, 1 mile north of Saxmundham. The site has a frontage to the main B1121 and comprises three key sites for development which are outlined below.

Existing occupiers on the estate include: PolarSeal Tapes & Conversions, Bonus Trading UK Ltd, PowerTool Products, Tiger Logic UK Ltd, Brick Party Bags, Omnis Software Ltd, IceWatch Ltd, Clean Tabs Ltd, iST Scientific LLP, Parma Industries, EA Storage Ltd, Mossys Original Ltd, CRASL Accounting Services Ltd, Martello UK, Jayar Car Parts, Zentura Ltd, Phoenix Fitness, Titanium Fitness, Salters Dog Food, Suffolk All Stars, Teacraft and Frimpeks Ltd.

## Description

**Plot B** – 0.28 hectare (0.7 acres). This site has Detailed Planning Consent (discharged) dated 26.8.20 for 2,322.5 sq m (25,000 sq ft) for B2, B8 and E uses.

**Plot C** – 2.12 hectares (5.244 acres), 4,495 sq m (48,396 sq ft) with Outline Planning Consent dated 26.8.22 for B1, B2 and B8 and 87 car parking spaces. Reference: DC/21/5742/OUT. This development provides a natural extension to the established industrial estate.

**Plot C Landscape/Drainage and Offsite Landscaping** – 0.38 hectare (0.956 acres), with Outline Planning Consent. Non developable but integral to the overall development.

**Plot D** – 0.24 hectare (0.64 acres), 1,906 sq m (20,526 sq ft) forming part of Planning Consent dated 15.10.21 for 4 trade counter units and 44 car parking spaces. Reference: DC/21/2529/FUL and DC/21/5074/VOC. A wide range of regional and national occupiers' requirements have been registered for these units. The further 0.33 hectares (0.83 acres) is currently under offer.

The existing main site access and (adopted) Estate Road will serve the new development areas.

## Accommodation

|               |                     |                     |
|---------------|---------------------|---------------------|
| <b>Plot B</b> | <b>2,322.5 sq m</b> | <b>25,000 sq ft</b> |
| <b>Plot C</b> | <b>4,495 sq m</b>   | <b>48,396 sq ft</b> |
| Unit C        | 450 sq m            | 4,844 sq ft         |
| Unit D        | 450 sq m            | 4,844 sq ft         |
| Unit E        | 517.91 sq m         | 5,575 sq ft         |
| Unit F        | 384.04 sq m         | 4,134 sq ft         |
| Unit G        | 430.03 sq m         | 4,629 sq ft         |
| Unit H        | 442.01 sq m         | 4,758 sq ft         |
| Unit I        | 442.01 sq m         | 4,758 sq ft         |
| <b>Plot D</b> | <b>1,906 sq m</b>   | <b>20,526 sq ft</b> |
| <b>Total</b>  | <b>8,723.5 sq m</b> | <b>93,922 sq ft</b> |

|                         |                      |                    |
|-------------------------|----------------------|--------------------|
| <b>Total Gross Area</b> | <b>2.95 hectares</b> | <b>7.295 acres</b> |
| <b>Total Net Area</b>   | <b>2.57 hectares</b> | <b>6.339 acres</b> |

## Services

**Plot D** – All services are available from the adopted road/boundary.

**Plots B & C** – No mains Water, Surface Water or Foul Drainage connections.

Possible substation upgrade required.

## Planning

Copies of all Planning Consents, Reports, & Development Queries are available on request to the Landlord's Agent. The outline consent expires in August 2025, however the Vendor is currently discharging the reserved matters. The Local Planning Authority is East Suffolk Council - 01394 444832.

## Price

Offers in the region of £2.5 million are requested, plus VAT.

## 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](mailto:vanessa@penncommercial.co.uk)  
[penncommercial.co.uk](http://penncommercial.co.uk)



