

## Industrial

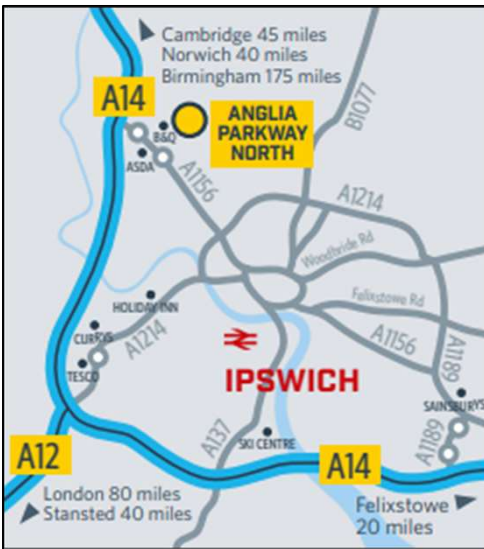
# TO LET: New Distribution Warehouse on Popular Commercial Park – WITH FULL PLANNING CONSENT



**Adjacent to Anglia Parkway North, Whitehouse Road, Ipswich, Suffolk IP1 5QL**

**Total Area Approx. 2,787 sq m (30,000 sq ft)**

- To be constructed, with full planning consent for B1, B2 and B8 uses
- Situated on the established and popular Anglia Retail Park to the west side of Ipswich
- Approx. 3 miles to the town centre, easy access to J53 of the A14
- To let on new lease terms, at a rental of £10.00 per sq ft per annum exclusive, plus VAT – total rent of £300,000 per annum exclusive



## Location

Ipswich is the administrative and county town of Suffolk with a resident population of 130,000 and a retail catchment population of approximately 300,000. The town lies on the River Orwell, approximately 70 miles north east of central London, 55 miles south east of Cambridge, 43 miles south of Norwich, and 18 miles north east of Colchester.

Major roads in the area include the A12, which provides dual carriageway access to the A14, providing a principal link from the Port of Felixstowe (9 miles to the south east) to the East Midlands.

## Situation

The property is situated on the established and popular Anglia Retail Park to the west side of Ipswich, approximately 3 miles from the town centre, with easy access to J53 of the A14.

Nearby occupiers include prominent businesses such as Graham Plumbers Merchant, Asda, Costa, The Range, Go Outdoors, Burger King, and Smyths Toys, ensuring a vibrant and well-frequented commercial environment.

## Description

Introducing a new 30,000 sq. ft. warehouse unit, with planning permission granted, at Anglia Parkway. Just 3 miles northwest of Ipswich town centre and conveniently located near junction 53 of the A14, this prime location offers excellent connectivity and accessibility.

## Planning

We understand that the site has consent for with full planning consent for B1, B2 and B8 uses.

All interested parties should contact Ipswich Borough Council on 01473 433851.

## Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

## Business Rates

To be assessed upon completion. All interested parties should contact Ipswich Borough Council on 01473 433851.

## Terms & Tenure

The unit is being offered to let on new lease terms, for a term of years to be agreed, at a rent of £10.00 per sq ft per annum exclusive, plus VAT. Total rent of rent of £300,000 per annum exclusive.

## Services and Service Charge

We understand that the unit will be fully serviced, with all mains services to the boundary of the site.

Service charge to be confirmed.

## Accommodation (all areas are approximate)

**2,787 sq m (30,000 sq ft)**

## Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



Suite C, Orwell House,  
The Strand, Wherstead,  
Ipswich IP2 8NJ

**01473 211933**

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