

Hardstanding Site To Let



Plot 4, Phase II Williamsport Way, Lion Barn Industrial Estate, Needham Market, Suffolk IP6 8RW

Site area approx 0.44 hectares (1.1 acres)

- **Easy access to main A14**
- **Hardstanding site with palisade fencing and Type 1 crushed finish**
- **Available immediately**
- **To let on new lease terms, at a rental of £50,000 per annum exclusive, plus VAT**



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 site is situated adjacent to the well established New Lion Barn Industrial Estate, Needham Market, which is accessed from Williamsport Way via the B1078 just off the main A14. Nearby occupiers include Brook Street Foods, Glowcroft Ltd, Biffa and Pevonia Ltd.

Description

The property comprises a hardstanding site with palisade fencing, which would be suitable for various open storage uses.

Accommodation

Site Area	0.44 hectares	1.1 acres
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Planning

We understand that the site has consent for B1, B2 and B8 industrial, warehouse and trade counter uses. All interested parties should make their own enquiries with Babergh Mid Suffolk District Council on 0300 123 4000.

Legal Costs

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

Business Rates

To be assessed. All interested parties should contact Babergh Mid Suffolk District Council on 0300 123 4000.

Terms & Tenure

The site is available to let on new lease terms, at a rental of £50,000 per annum exclusive, plus VAT, for a minimum term of 5 years, with a mutual break option after the first year, subject to 3 months prior written notice. Service charge to be confirmed.

Services

Mains electricity, sewer, drainage and telephone to be connected to the site.

Drive Times

Road	Miles	Drivetime
A14	12.3	15 mins
A140	2.4	6 mins
A11	33.7	44 mins
M11 (J9)	49.9	52 mins
M25 (J27)	83.5	1 hr 26 mins

Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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

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