

PART CONCRETED HARDSTANDING SITE BELOW THE ORWELL BRIDGE

APPROX 1.53-5.05 HECTARES (3.8-12.5 ACRES)

TO LET



Stevens, The Strand, Wherstead, Ipswich IP2 8NL

- Two concreted sites totalling approximately 3.8 acres with a further 8.7 acres available (unsurfaced)
- Easy access via concrete drive
- Would suit various uses subject to planning permission
- Less than 5 minutes from A14/A12



Location

Ipswich is the administrative and county town of Suffolk and is one of the principal commercial and financial centres of East Anglia. The town lies 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 at The Strand on the edge of the village of Wherstead, a few minutes drive from the centre of Ipswich. Turn off the A14 at Wherstead onto the A137 for Ipswich town centre. At the roundabout at the bottom of Bourne Hill turn right for Shotley. The turning for the site is on the right hand side just before the road goes under the Orwell Bridge.

Description

The property comprises two concreted hardstanding/open storage sites which are set back from the road and accessed via a private concreted roadway. There are currently some old redundant buildings on the site. A further unsurfaced site of approx 8.7 acres is also available. The whole site would suit various uses subject to planning.

Site Area (All areas are approximate)

Site Area | 1.53-5.05 hectares | 3.8-12.5 acres

Services

The site is not serviced but water and electricity may be available subject to occupier requirements and network capacity.

Business Rates

We understand that the site is zero rated at present.

Service Charge

To be advised.

Planning

We would recommend that all interested parties contact Babergh District Council on 01473 822801.

Terms

The whole site is available to let on new lease terms for a term of years to be agreed, rent upon application.

Legal Costs

Each party to bear their own legal costs.

Vat

To be advised. All rents, prices and premiums are stated exclusive of VAT under the Finance Act 1989. Accordingly, interested parties are advised to consult their professional advisers as to their liabilities, if any, in this direction.

Viewing

To view or for further information, please contact the sole agents:

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Subject to Contract



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