

PROPERTIES FOR SALE / TO LET FOR SIZEWELL C



TO LET: Ready-to-occupy industrial / logistics unit, with immediate availability

Unit 4, Access @ Eastern Gateway, Sroughton Road, Ipswich, Suffolk IP1 5BL

Total Area Approx. 4,876 sq m (52,491 sq ft)

- Unrestricted B2 and B8 employment uses
- Close to the ports of Ipswich & Felixstowe
- Convenient for Sizewell C
- BREEAM 'Excellent'

Available by way of a new lease. May be considered for sale, subject to occupier interest.



TO LET: A range of contemporary, fully-serviced offices, available on flexible terms in a stunning location

Framlingham Technology Centre Ltd, Station Road, Framlingham, Woodbridge, Suffolk IP13 9EZ

Total Area Approx. 12 – 160 Sq M (129 – 1,722 Sq Ft)

- Fully-serviced offices
- Groups of offices for teams of up to 30-40 people
- Modern design
- Multi-Gigabit internet
- Back-up power
- 24/7 access
- On-site car parking
- Close to the A12 / A14
- Convenient for Sizewell C

Flexible terms, affordable pricing. Rent on application.

TO LET: Open storage land, suitable for a variety of uses

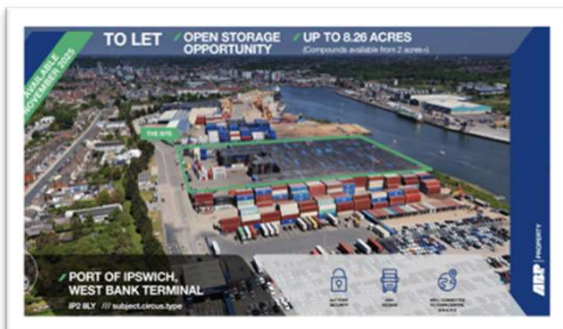
ABP Port of Ipswich, West Bank Terminal, Wherstead Road, Ipswich, Suffolk IP2 8NB

Site Areas: 0.88 hectares (2.18 acres) / Up to 8.26 acres

The Port offers leasehold opportunities for open storage, existing accommodation or for bespoke development to meet individual occupier requirements.

- Potential Uses: Industrial / Logistics / Warehousing / Distribution / Open storage / Port-related uses
- Immediately available
- Strategically situated at the head of the River Orwell
- 12 miles from the open sea
- Within a short sailing time from the North Sea shipping lanes
- The major trunk roads A14 and A12 are both within easy reach
- Connections to the M25, M11 and the Port of Felixstowe
- Convenient for Sizewell C

Terms are available on application.





FOR SALE: Substantial HQ building, with flexible offices & storage space

Rockford House, Acer Road, Rendlesham, Woodbridge, Suffolk IP12 2GJ

Total Area Approx. 5,698 sq m (61,333 sq ft)

- Immediate occupation
- Would suit redevelopment, STPP
- Convenient location, with good access to the A12
- Just 18 minutes' drive from Sizewell C
- Fully-fitted & furnished offices, over 1st & 2nd Floors
- Extensive on-site car park, including visitor bays
- Fibre broadband to the property

Freehold: Price upon application.

FOR SALE: Redevelopment opportunity or continued commercial use, STPP

The Cockles, Back Road, Falkenham, Suffolk IP10 0QQ

Total Area Approx. 5 acres

- Strategic road connections, close proximity to key transport links & commercial centres, inc. the Port of Felixstowe & Sizewell C
- Substantial site of approx. 5 acres, with significant potential for redevelopment or continued commercial use / mixed-use developments
- Current layout allows the site to remain operational for business purposes immediately, while offering future redevelopment potential, STPP

With vacant possession. Offers in the region of £2,500,000 for the freehold interest.

FOR SALE: Commercial site for development, with planning

Carlton Park Industrial Estate, Saxmundham, Suffolk IP17 2NL

**Total Gross Area Approx. 2.79 Ha (6.9 Acres) /
Net Developable Area Approx. 2.40 Ha (5.944 Acres)**

Carlton Park Industrial Estate is a popular location for business, with good access to the main A12 dual carriageway, approx. 6 miles from Sizewell. Frontage to the main B1121.

This development provides a natural extension to the established industrial estate, with planning permission for Class B1, B2, B8 and E uses.

Freehold purchase price of £2,357,808.

TO LET: Secure, surfaced, serviced compound

Hangar Pad 45, Bentwaters Parks, Rendlesham, Woodbridge, Suffolk IP12 2TW

Total Area Approx. 1.13 ha (2.80 acres) / 11,348 sq m (122,148 sq ft) of fenced open storage available

The compound provides an easily accessible, well presented, secure, serviced, and surfaced opportunity for open storage. The plot is approx. 0.5 miles from the main access to Bentwaters Parks from the A1152. The plot is to let as a whole only. Convenient for Sizewell C.

Available to let on new lease terms, for a term of years to be agreed and on a full Repairing and Insuring basis, at a rental of £20,358 per calendar month, plus VAT.



Viewing

Strictly by prior appointment with sole agents Penn Commercial on:



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