

Hadleigh Road Industrial Estate, Ipswich, Suffolk IP2 OUB

Development Land
FOR SALE £475,000

esa



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Development Land



KEY FEATURES

- 1.159 Acres (0.469 Ha)
- Opportunity for developer or owner-occupier
- B2/B8 use Subject to Planning Permission

DESCRIPTION

The property comprises a rectangular plot of commercial development land offering potential for various uses subject to planning, within an established industrial estate.

HADLEIGH ROAD INDUSTRIAL ESTATE

Ipswich is the county town of Suffolk with a population of approximately 140,000 and a catchment area of over 390,000. It occupies a strategic position close to the International Container Port of Felixstowe and the interchange of the A12 and A14 trunk roads. The town is also served by a rail service to London Liverpool Street with a journey time of approximately 75 minutes.

The subject property is located on the popular and established Hadleigh Road Industrial Estate approximately 1 mile from the A12/A14 Copdock Mill Interchange. Other occupiers on the estate include Bookers, Howdens and Travis Perkins.

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ACCOMMODATION

The site has secure fencing around the perimeter and extends to approximately:

0.469 Ha (1.159 Acres)

TERMS

The premises are offered for sale with vacant possession at offers in the region of £475,000 (Four Hundred and Seventy Five Thousand Pounds) for the freehold.

PLANNING

The site offers potential for a variety of commercial uses subject to planning permission.



ANTI-MONEY LAUNDERING

Anti-Money Laundering Regulations require us to formally verify a prospective purchaser's identity prior to the instruction of solicitors.

VAT

We understand the property is not elected for VAT.

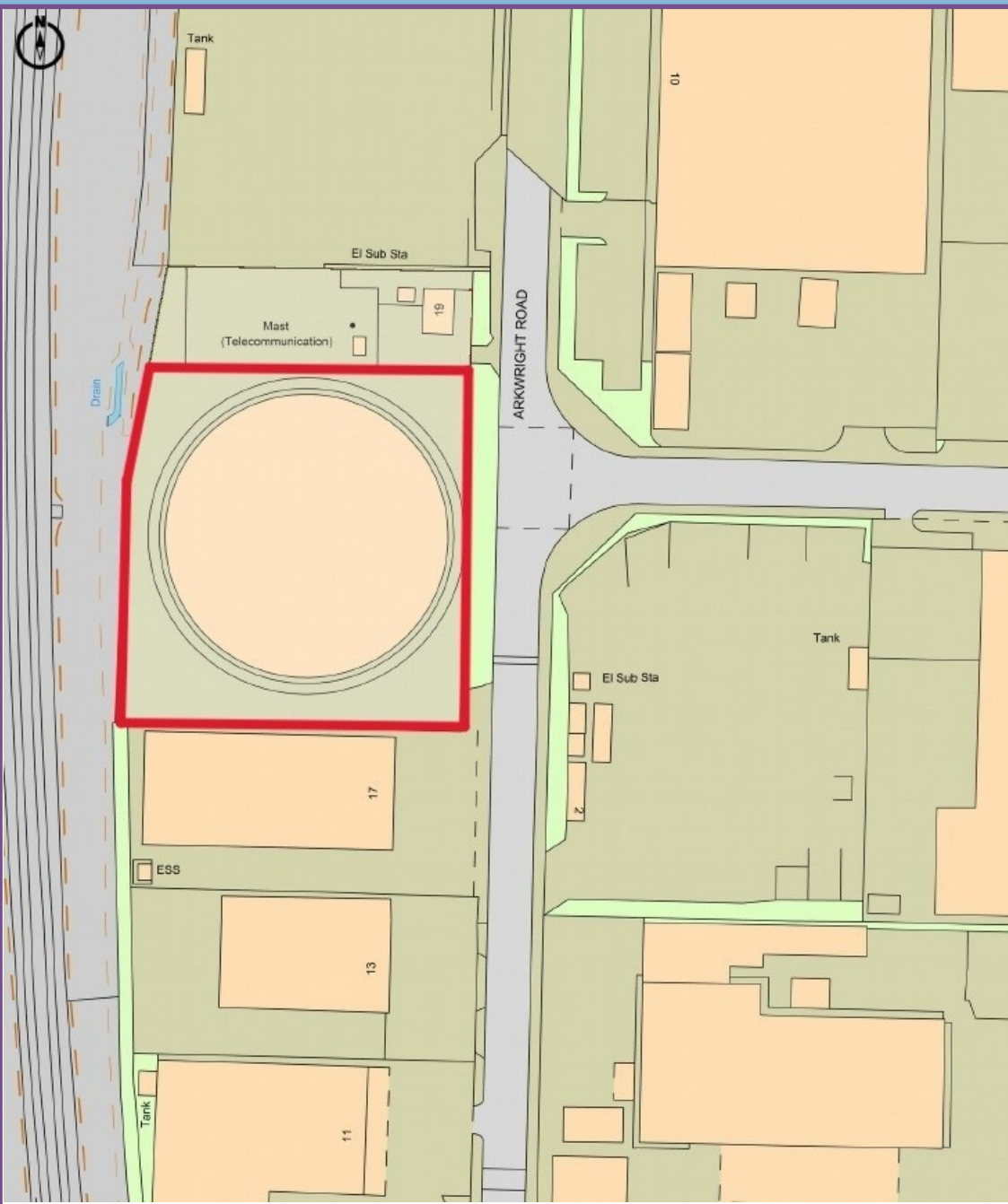
SERVICES

We understand there are no services to the site.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in the transaction.

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